

NO.	DELTA	RADIUS	LENGTH	TAN
C1	93° 15' 19"	15.00	24.41	15.88
C2	13° 48' 00"	4105.00	988.72	496.76
C3	89° 07' 37"	25.00	38.89	24.62
C4	2° 55' 12"	743.00	37.87	18.94
C5	29° 32' 41"	30.00	15.47	7.91
C6	148° 13' 48"	50.00	128.35	175.70
C7	29° 29' 42"	30.00	15.44	7.90
C8	13° 43' 52"	4155.00	995.76	500.27
C9	93° 52' 59"	15.00	24.58	16.05
C10	34° 03' 00"	391.00	525.87	283.32
C11	91° 31' 07"	15.00	23.96	15.40
C12	4° 20' 54"	4395.00	333.56	166.86
C13	46° 56' 51"	30.00	24.58	13.03
C14	273° 07' 57"	50.00	238.35	47.34
C15	46° 11' 40"	30.00	24.19	12.79
C16	4° 26' 23"	4445.00	344.43	172.30
C17	82° 29' 41"	15.00	21.60	13.15
C18	14° 24' 09"	4565.00	1147.52	576.80
C19	89° 56' 48"	25.00	38.25	24.98
C20	3° 35' 21"	4445.00	278.44	139.27
C21	46° 11' 40"	30.00	24.19	12.79
C22	273° 07' 57"	50.00	238.35	47.34
C23	46° 56' 51"	30.00	24.58	13.03
C24	3° 34' 47"	4395.00	274.59	137.34
C25	0° 32' 10"	4155.00	38.87	19.44
C26	0° 28' 27"	4395.00	33.81	16.80
C27	0° 22' 08"	4445.00	28.62	14.31
C28	9° 24' 27"	657.00	105.23	54.54
C29	11° 00' 16"	743.00	142.70	71.57
C30	8° 25' 09"	743.00	109.18	54.69
C31	20° 35' 25"	50.00	17.97	9.08
C32	28° 37' 21"	50.00	23.23	11.83
C33	33° 24' 49"	30.00	17.50	9.00
C34	4° 44' 58"	50.00	4.14	2.07
C35	10° 20' 39"	50.00	8.01	4.55
C36	17° 11' 19"	50.00	15.00	7.56
C37	5° 50' 40"	657.00	67.02	33.54

NO.	BEARING	DISTANCE
T1	N00° 29' 55" W	73.10
T2	N00° 29' 55" W	25.38
T3	N00° 30' 39" E	31.39
T4	S00° 29' 55" E	20.52
T5	N89° 30' 05" E	24.02
T6	N16° 08' 27" W	9.48
T7	N15° 00' 37" E	8.50
T8	N00° 29' 55" W	95.48
T9	S13° 25' 10" E	50.00
T10	S13° 10' 41" E	50.00
T11	S89° 30' 05" W	24.02

NO.	DELTA	RADIUS	LENGTH	TAN
C40	0° 23' 30"	4275.00	29.63	14.62
C41	0° 04' 55"	4445.00	6.35	3.17
C42	0° 00' 22"	4105.00	0.44	0.22

CERTIFICATE OF APPROVAL

The undersigned, County Judge of Bexar County, Texas and Presiding Officer of the Commissioners Court of Bexar County, Texas, does hereby certify that the attached plat was duly filed with the Commissioners Court of Bexar County, Texas, and that after examination it appears that said plat is in conformity with the statutes, rules and regulations governing same, and that this plat has been approved by the said Commissioners Court.

On this the 11 day of June, 1986

ATTESTED
Richard L. Oliver County Clerk, Bexar County, Texas
Tom J. J. J. County Judge, Bexar County, Texas

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Darold G. Overby
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 2 DAY OF MAY
A.D. 1986

Richard L. Oliver
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Jim W. Smith OWNER: NORTHWEST DEVELOPMENT JOINT VENTURE
Robert L. Gragg OWNER: ROBERT L. GRAGG, PARTNER
Jerry W. Smith PARTNER

E. E. Harrington
OWNER: E. E. HARRINGTON, PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JERRY W. SMITH, ROBERT L. GRAGG, E. E. HARRINGTON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF April
A.D. 1986

Regina Wolff
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

REPLAT AND SUBDIVISION PLAT OF
BRAUN OAKS UNIT 4

BEING 14.95 ACRES OUT OF A 96.70 ACRE TRACT RECORDED IN VOLUME 3026, PAGES 1552-1554, OF THE REAL PROPERTY RECORDS OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND SAID 14.95 ACRES OUT OF THE JOSE ALAMEDA ORIGINAL SURVEY NO. 81, ABSTRACT NO. 26, COUNTY BLOCK 4017, BEXAR COUNTY, TEXAS.

THIS PLAT OF BRAUN OAKS UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

MAY 28 1986

DATED THIS 18th DAY OF April A.D. 1986

BY: CHAIRMAN

BY: SECRETARY

SHEET 2 OF 2

NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 2 DAY OF MAY
A.D. 1986

Darold G. Overby
REGISTERED PUBLIC SURVEYOR
Richard L. Oliver
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. AT M. AND DULY RECORDED THE DAY OF A.D. AT M. IN THE RECORDS OF OF SAID COUNTY.

IN BOOK VOLUME ON PAGE

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D.

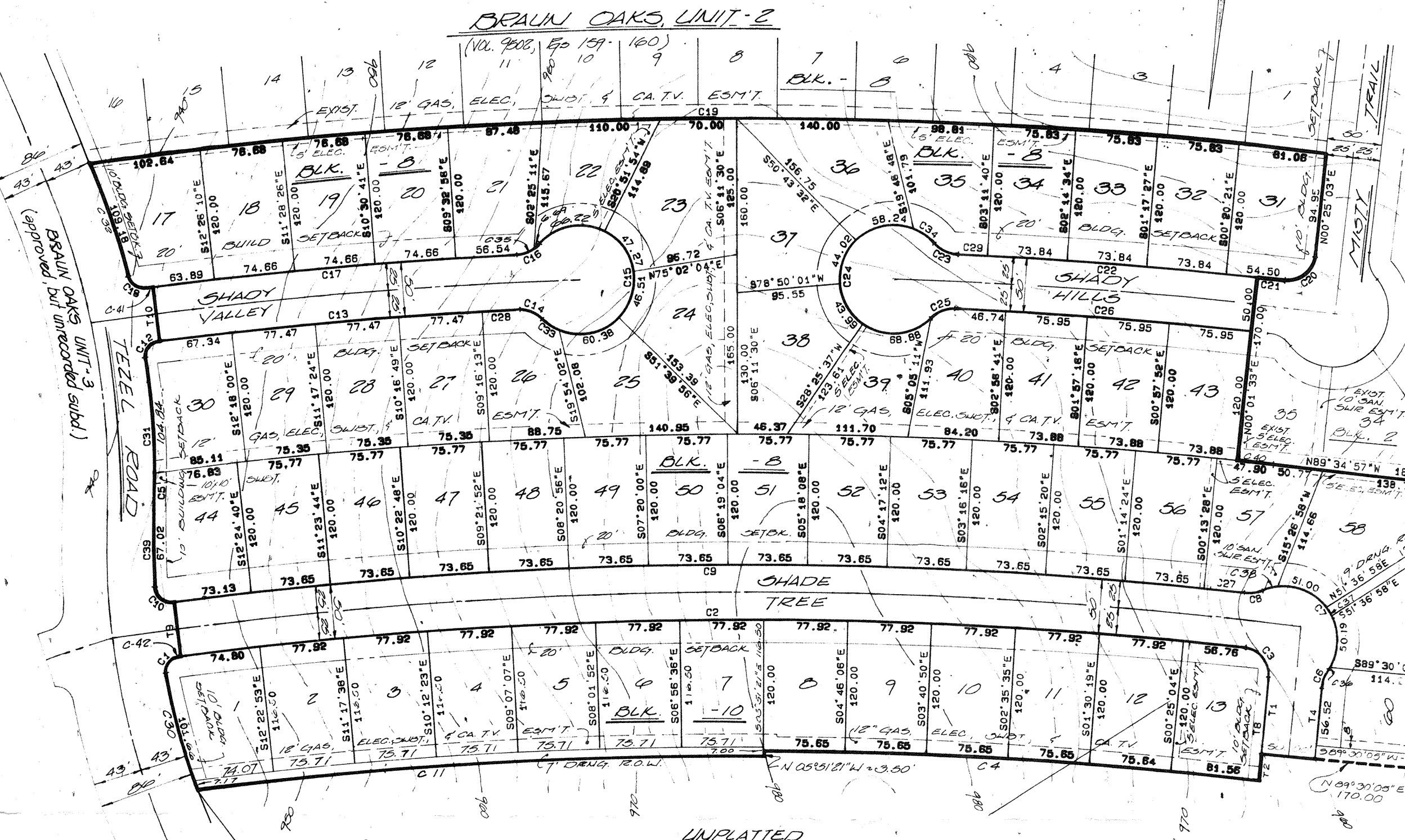
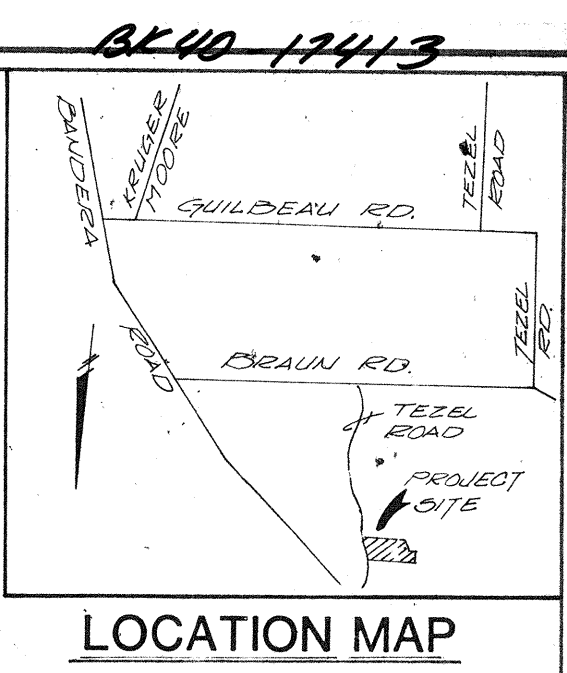
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: DEPUTY

#49

403 #1219.70



BRAUN OAKS
Unit 4
BK 40-17413
(SHEET 2 OF 2)

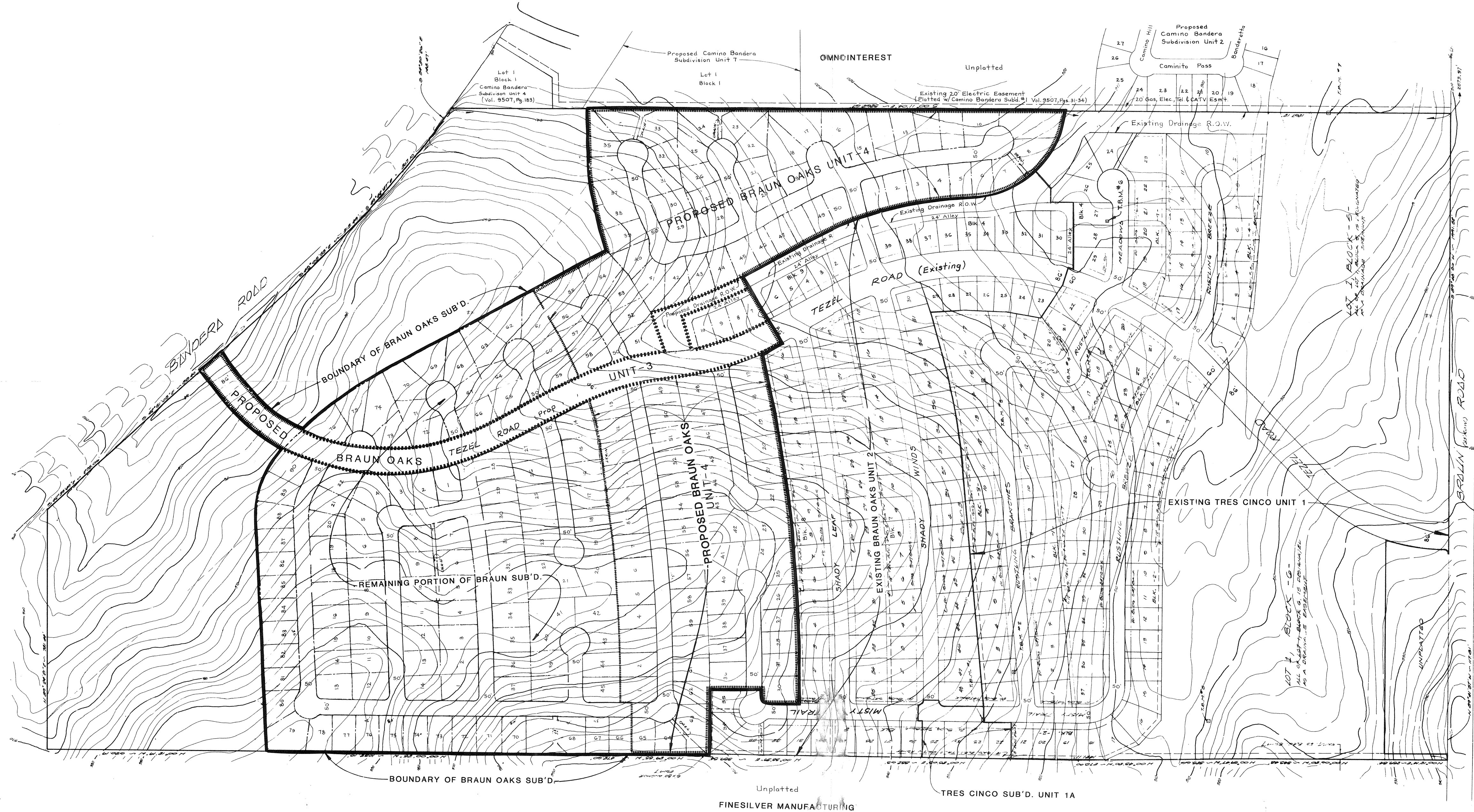
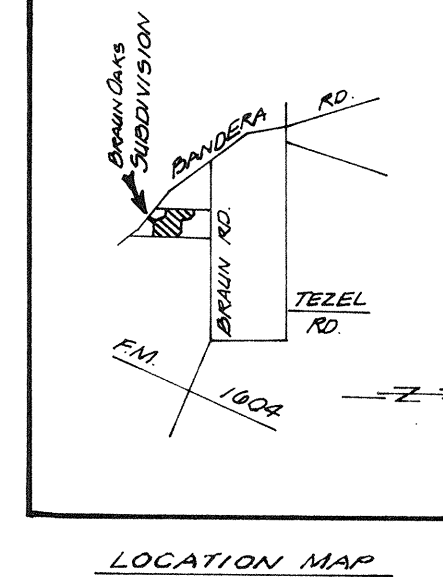


BRAUN OAKS SUBDIVISION — OWNER NORTHWEST DEVELOPMENT
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN JOINT VENTURE

PROPOSED USE — SINGLE FAMILY RESIDENTIAL
PHASE I — BRAUN OAKS UNIT 3
PHASE II — REMAINDER OF PROPERTY

WATER SUPPLY—CITY WATER BOARD
SEWER DISPOSAL—CITY OF SAN ANTONIO
GAS & ELEC.—CITY PUBLIC SERVICE

NOTE:
PROPERTY IS OUTSIDE THE CITY LIMITS.
ZONING IS NOT APPLICABLE



Scale: 1" = 200'

March 19, 1985
Job No. 1619.50

#49

BRAUN OAKS
PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78217

REVISIONS:

JOB NO. 1619.50
DATE
DESIGNER S.D.W.
CHECKED DRAWN
SHEET OF

512-524-9484
9310 BROADWAY

BANDERA ROAD

(C.R.O.W. VARIES)

X=109,100
Y=621,614

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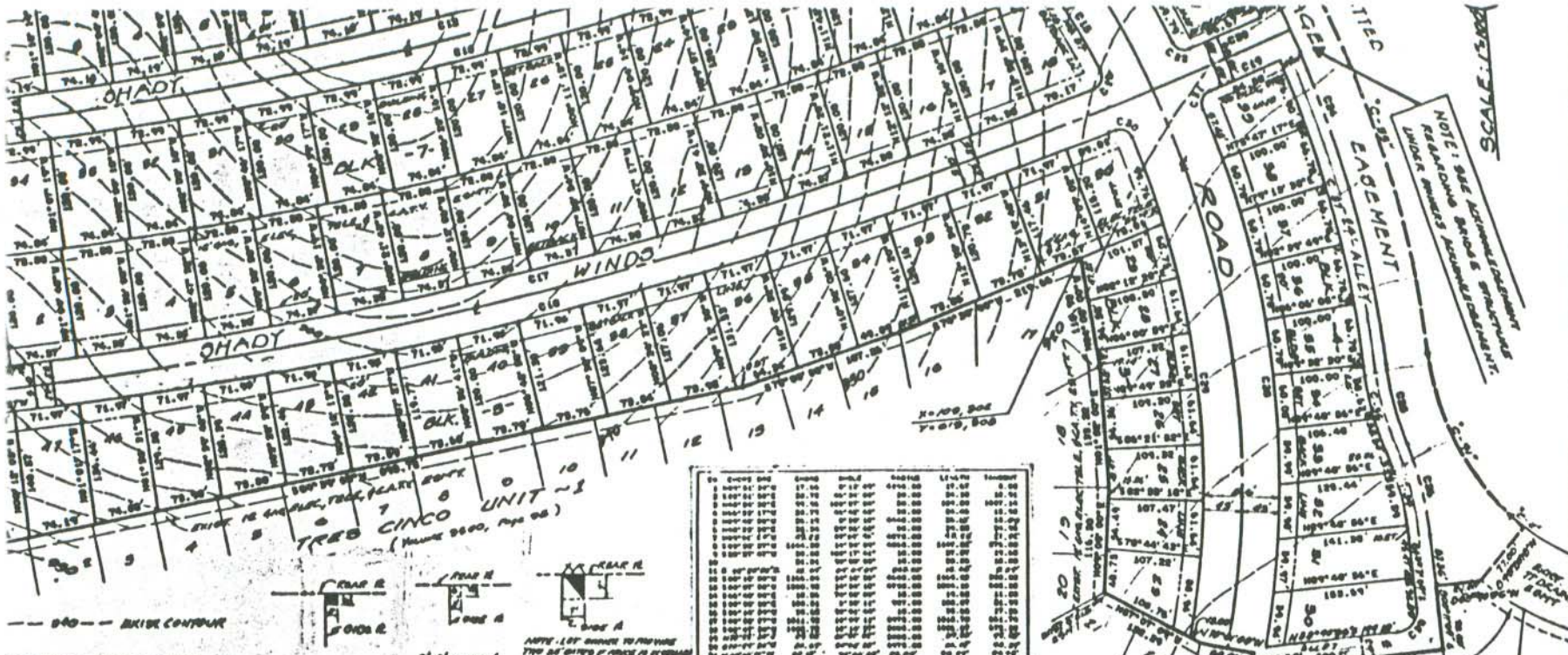
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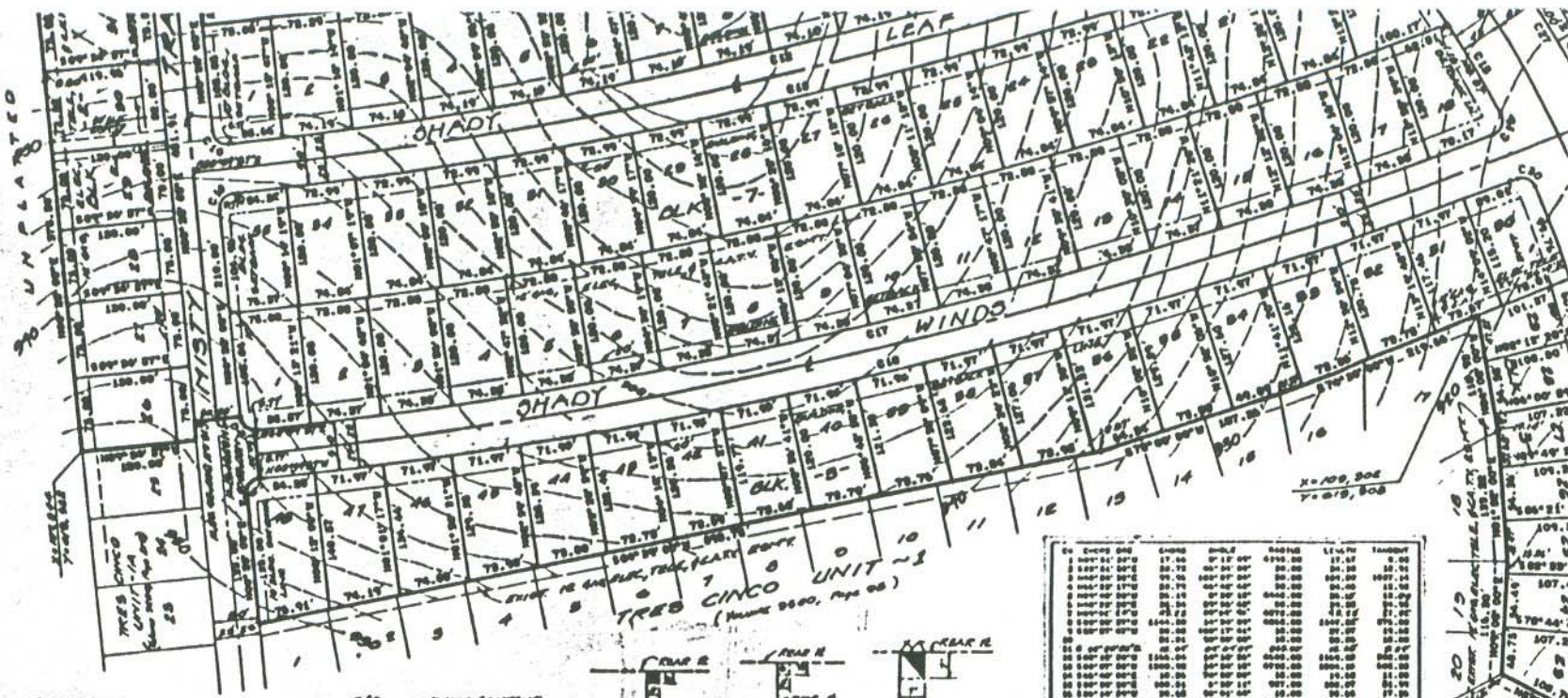
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CURVE DATA						
NO	ANGLE	RADIUS	TAN	LENGTH	CHD. DRG.	CHD. DIS.
C-1	82°29'41"	15.00'	13.15'	21.00'	N 02°00'45"W	17.76'
C-2	00°04'55"	4,445.00'	3.77'	0.35'	S 76°42'52"E	0.35'
C-3	01°31'07"	15.00'	15.40'	23.96'	N 31°03'40"E	21.49'
C-4	03°32'59"	15.00'	18.05'	24.58'	N 52°28'41"W	21.32'
C-5	00°00'22"	4,105.00'	0.22'	0.44'	N 76°34'30"E	0.44'
C-6	03°32'59"	15.00'	18.05'	24.58'	N 52°28'41"E	21.32'
C-7	73°35'55"	15.00'	11.22'	19.21'	N 65°58'02"W	17.91'
C-8	00°01'19"	3,865.00'	11.25'	24.91'	S 77°23'41"W	23.91'
C-9	10°06'54"	15.00'	22.14'	27.25'	N 20°10'38"E	24.02'
C-10	00°08'18"	15.00'	12.02'	20.98'	N 61°21'49"W	19.31'
C-11	00°08'22"	3,575.00'	4.67'	9.74'	S 78°03'42"W	9.74'
C-12	06°52'15"	697.00'	39.45'	78.80'	S 23°44'54"E	78.75'
C-13	06°52'15"	15.00'	13.82'	25.25'	S 18°05'43"W	25.35'
C-14	06°47'20"	35.00'	14.00'	25.45'	S 25°20'44"E	25.45'
C-15	77°04'13"	15.00'	11.95'	22.18'	S 67°31'23"W	18.69'
C-21	74°03'35"	36.00'	26.43'	45.27'	N 66°14'21"W	25.18'
C-22	74°06'34"	75.00'	50.63'	24.58'	S 66°14'21"E	30.39'



47.00 1701966



CHUCK DOD	CHUCK DOD	CHUCK DOD	CHUCK DOD	CHUCK DOD	CHUCK DOD
1 00' 00" 00" 00"	17.00	00' 12" 00" 00"	00.00	17.00	00.00
2 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
3 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
4 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
5 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
6 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
7 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
8 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
9 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
10 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
11 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
12 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
13 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
14 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
15 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
16 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
17 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
18 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
19 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
20 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
21 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
22 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
23 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
24 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
25 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
26 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
27 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
28 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
29 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
30 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
31 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
32 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
33 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
34 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
35 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
36 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
37 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
38 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
39 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
40 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
41 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
42 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
43 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
44 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
45 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
46 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
47 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
48 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
49 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
50 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
51 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
52 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
53 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
54 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
55 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
56 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
57 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
58 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
59 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
60 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
61 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
62 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
63 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
64 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
65 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
66 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
67 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
68 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
69 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
70 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
71 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
72 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
73 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
74 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
75 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
76 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
77 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
78 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
79 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
80 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
81 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
82 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
83 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
84 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
85 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
86 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
87 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
88 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
89 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
90 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
91 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
92 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
93 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
94 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
95 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
96 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
97 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
98 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
99 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00
100 00' 00" 00" 00"	00.75	00' 00" 00" 00"	00.00	00.00	00.00

STATE OF TEXAS
COUNTY OF DEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS
PLAN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF
MY KNOWLEDGE THE PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION
COMMISSION, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE
PLANNING COMMISSION OF THE CITY

Geo. R. Page
REGISTERED PROFESSIONAL ENGINEER

WITNESSED AND SUBSCRIBED BEFORE ME ON THE 18 DAY OF JUNE
A.D. 1983
Louis Samuels
NOTARY PUBLIC
DEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAN IN PERSON OR THROUGH A duly authorized
AGENT, REPRESENTS TO THE USE OF THE PUBLIC FOR THE ALL STREETS, ALLEYS, PARKS, WATER -
COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONDI-
TIONS THEREON SPECIFIED

Chesley Mann
CHESLEY MANN, PARTNER

STATE TEXAS
COUNTY OF DEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE DAY PERSONALLY APPEARED
CHESLEY MANN KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONDICTIONS THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF JUNE
A.D. 1983

Louis Samuels
NOTARY PUBLIC
DEAR COUNTY, TEXAS

NOTE: LOT OWNER TO MAINTAIN
THE STREET EASEMENT IN PROGRESS
ON ADJACENT PROPERTY LINE.
5/5 CLOSURE (TYP) TELE EASE (TYP) 7/1 TELE EASE (TYP)

FURTHER, I HEREBY ACKNOWLEDGE THAT PROVISIONS FOR A
BRIDGE CROSSING AT THE 88' DRAINAGE EASEMENT WILL BE MADE
IN ACCORDANCE WITH THE CITY CODE IF NECESSITATED BY
FUTURE DEVELOPMENT. SAID PROVISIONS WILL BE MADE IN
CONJUNCTION WITH THE FUTURE STREET EXTENSION OF SHADY WINDS
OR WITH THE LAND DEVELOPMENT OF THE ADJACENT PROPERTY LOCATED
DIRECTLY OPPOSITE THIS SUBDIVISION UNIT. IN THE EVENT THAT THE
ADJACENT PROPERTY IS SOLD OR CONVEYED, I FURTHER AGREE TO
ENTER INTO CONTRACT WITH THE SUBSEQUENT PURCHASER OR
PURCHASERS TO MAINTAIN THE STREET EXTENSION AND CONSTRUCTION OF
SAID BRIDGE CROSSING AND SHALL BE LIABLE FOR CONSTRUCTION
OF SAME UNDER THE SAME CONDITIONS SET OUT ABOVE.

DRAUN OAKS SUBDIVISION, UNIT-2
80.418 ACRES OF LAND, OUT OF A 332.834 ACRE TRACT, BEING ALL OF THE REMAINING
PORTION OF A 360 ACRE TRACT, AND BEING OUT OF THE JOSE ALAMED SURVEY 81,
ADD. No. 26, COUNTY BLOCK 4017, DEAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF DEAR
I, THE OWNER OF THE LAND SHOWN ON THIS REPLAT, HEREBY CERTIFY THAT THIS REPLAT DOES NOT
ALTER, AMEND OR REMOVE ANY COVENANTS OF RESTRICTIONS. I FURTHER CERTIFY THAT ALL OF THE
PROPOSED AREA COULD BE REPLATED OR REDIVIDED INTO LOTS DESIGNATED OR RESERVED FOR
USAGES OTHER THAN FOR SINGLE - OR DUPLEX-FAMILY RESIDENTIAL USAGE BY NOTATION ON THE
LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO
SUCH PLAT.

THIS PLAT IS DRAUN OAKS SUBDIVISION, UNIT-2 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
ANTONIO, TEXAS AND IS HEREBY APPROVED BY EACH COMMISSION
DATED THE 11 DAY OF JUNE A.D. 1983

[Signature]
SECRETARY



STATE OF TEXAS
COUNTY OF DEAR
I HEREBY CERTIFY
AN ACTUAL SURV
RETURN TO AND
A.D. 1983

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 83-10-61-88
(To be assigned by the Planning Dept.)

TRES CINCO
P.O.A.D.P. NAME

TRES CINCO JOINT VENTURE 8610 N. NEW BRAUNFELS 828, 1983
NAME OF DEVELOPER/SUBDIVIDER ADDRESS PHONE NO.

GARY K. SUMMERS (RE.)
PAPE - DAWSON 9310 BROADWAY 824-9454
NAME OF CONSULTANT ADDRESS PHONE NO.

GENERAL LOCATION OF SITE ALONG THE NORTH R.O.W. LINE OF BRAUN RD. 4500'
WEST OF ITS INTERSECTION WITH BANDERA RD.

EXISTING ZONING (If Applicable) O.C.C.

PROPOSED WATER SERVICE

- (☒) City Water Board
() Other District _____
Name
() Water Wells

PROPOSED LAND USE

- (☒) Single Family
() Duplex
() Multi-Family
(☒) Business
() Industrial

PROPOSED SEWER SERVICE

- (☒) City of San Antonio
() Other System _____
Name
() Septic Tank(s)

FILED June 27, 1983

DATE OF RESPONSE July 26, 1983
(within 20 working days of receipt)

REVISIONS FILED _____
(if applicable)

DATE OF RESPONSE _____
(within 15 working days of receipt)

Jan 1985

of expiration of plan, if no plats are
received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The POADP as an overview of the developer's projected land use,
shall include, at least the following information:

- ☒ (a) perimeter property lines;
☒ (b) name of the plan and the subdivisions;
☒ (c) scale;
☒ (d) proposed land use(s) by location and type;
☒ (e) existing and proposed circulation system of collector and arterial
streets and their relationship to any adjacent major thoroughfares
and any proposed alternative pedestrian circulation systems: (side-
walks, lanes, paths, etc.)
☒ (f) the proposed source and type of sewage disposal and water supply;
☒ (g) contour lines at no greater than ten (10) foot intervals;
☒ (h) projected sequence of phasing;
O.C.C. ☒ (i) existing and/or proposed zoning classification(s);
☒ (j) known ownership and proposed development of adjacent undeveloped
land; and
☒ (k) existing adjacent streets or development which impact upon access
decisions within the proposed POADP.

need two additional copies of P.O.A.D.P. for complete
filings received additional copies 6-27-83



CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

May 14, 1985

Applicant: Pape & Dawson Eng. Co.
Attn: Steve Widatki
Address: 9310 Broadway
San Antonio, Texas 78217

Re: Braun Oaks ☐ Preliminary Plan
☒ P.O.A.D.P.
File #: 83-10-61-88 Revised May 6, 1985

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- (x) is in general compliance with the Subdivision Regulations
() lacks compliance with the Subdivision Regulations regarding:

- | | |
|--|-----------------------------------|
| () Street layout | () Low density lots |
| () Relation to adjoining street system | fronting onto major thoroughfares |
| () Stub streets | () 24' alley(s) |
| () Street jogs or intersections | () _____ |
| () Dead-end streets | _____ |
| () Cul-de-sac streets in excess of 500' | _____ |

() See annotations/comments on attached copy of your plan.

(x) Comments: POADP Committee has reviewed and accepted your latest plan. You may proceed to file your subdivision plats.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

McNeal

Michael C. O'Neal
Planning Administrator
Current Planning Division



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

April 15, 1985

Applicant: Pape & Dawson Eng. Co.
Attn: Steve Widacki
Address: 9310 Broadway
San Antonio, TX 78217

Re: Braun Oaks ☐ Preliminary Plan
☒ P.O.A.D.P.
File #: 83-10-61-88 Revised July 5, 1983

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- (X) is in general compliance with the Subdivision Regulations
() lacks compliance with the Subdivision Regulations regarding:

- | | |
|--|-----------------------------------|
| () Street layout | () Low density lots |
| () Relation to adjoining street system | fronting onto major thoroughfares |
| () Stub streets | () 24' alley(s) |
| () Street jogs or intersections | () _____ |
| () Dead-end streets | _____ |
| () Cul-de-sac streets in excess of 500' | _____ |

- () See annotations/comments on attached copy of your plan.

- (X) Comments: The committee has reviewed and accepted your proposed plan. The committee agrees with you that a connection to the Camino Bandera Plan is not necessary. You may proceed to formally file your subdivision plats.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Michael C. O'Neal
Michael C. O'Neal
Planning Administrator
Dept. of Planning



CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78205

July 5, 1983

Pape-Dawson Engineers
Attn: Mr. Gary K. Summers
9310 Broadway
San Antonio, Texas

Re: Tres Cinco

Dear Mr. Summers:

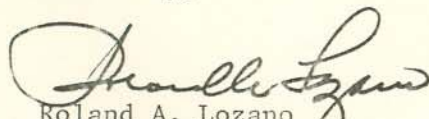
This is to inform you that the review of the Preliminary Overall Area Development Plan (POADP) for Tres Cinco (File #83-10-~~1~~-88) has been completed. Staff review consisted of the balance of land for which plats have not been approved or recorded.

Our analysis of the plan concludes that the layout is in general compliance with the requirements set forth in Chapter 36 of the City Code. However, as you know, Sec. 36-10(K) of the Code prohibits lots in low density residential development to front onto thoroughfares. Staff recognizes the provisions for the 24' alleys as an alternative to the requirement. But as pointed out by you, the proposed subdivision design does not plan the mentioned alternative for those lots which front and lie on the westside of Tezel Road between Rustling and Shady Leaf. To address this situation, it is noted that the Subdivision Regulations allows the creation of a marginal access street or an easement to serve two or more lots. The alternate design must be designed to permit entry to the thoroughfare without requiring a motorist to execute a backing maneuver.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,


Roland A. Lozano
Director of Planning

RAL/EG/sm
cc: Dean Chadwick, Traffic Engineering

*Don took P.O. a P.P. to discuss
this alignment*

PAPE-DAWSON
CIVIL & ENVIRONMENTAL ENGINEERS

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9124
April 8, 1988

RECEIVED
1988 APR 12 AM 11:20

DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Mr. Mike O'Neal
Planning Department
City of San Antonio
P. O. Box 9066
San Antonio, Texas 78285

Re: POADP Applications Status
Follow-up

Dear Mr. O'Neal:

Pursuant to a conversation I had with Roy Ramos Wednesday, April 6, 1988, and a conversation on, or about, March 23, 1988 by David Segovia with my secretary, Donna Doughtie, this letter is to confirm further information derived regarding the above referenced matter. David Segovia supplied us with Pape-Dawson Job Numbers on those maps which were still unidentified at the writing of our March 18, 1988 letter to you. We were able to identify the maps with our Job Numbers and obtain further status information. Listed below are the maps designated as POADP's having been applied for by Pape-Dawson and their status, to the best of our knowledge. They are broken into three categories; (a) those which are platted or partially platted, (b) those which are not platted, but are active, (c) those not platted by Pape-Dawson, whose status we do not know, but which could have been platted by another firm:

PLATTED OR PARTIALLY PLATTED

MAP NUMBER	DESCRIPTION
94	Embassy North
115	Sterling Oak
173	Metropolitan Business Park
110	Westover Hills
127	Interchange Park
129	Cinnamon Hills
162	Seltzer Subdivision
40	Castle Hills Forest
214	Woodway Park
217	Encino Park-NPC
233	Indian Springs Corp. Center Subdiv.
3	Country View
73	Grand Oaks
17	Woodlake Golf Villas, Unit-2
19	Woods of Shavano & University Oaks
27	Northgate
28	Woodridge, Unit-4
31	Timber Ridge
33	Camino Real
35	Richland Hills
42	Blanco Woods

Mr. Mike O'Neal
 Planning Department
 City of San Antonio
 Re: POADP Applications Status
 April 8, 1988
 Page 2 of 3

PLATTED OR PARTIALLY PLATTED (continued)

<u>MAP NUMBER</u>	<u>DESCRIPTION</u>
51	Woodlake Duplex, Unit-1
52	Oakwell Farms
54	Oakridge
56	Bluebonnet Park
61	Falcon Ridge
64	Crownridge of Texas
68	Fawn Meadow
70	Olmos Creek Office Park
79	Guilbeau Place
85	The Arbor
86	Hacienda Real
103	Santa Fe
108	Afton Oaks
174	Braun Oaks
182	Perrin Creek
55	Dominion
49	Braun Oaks - Tres Cinco Unit-2
194	Alamo Cement Company
102	Woodlake Park-Wimpey
265	Woodlake Subdiv, U-8, 6
261	Woodlake Country Club Estates
271	S.A. Joint Participation

NOT PLATTED, BUT STILL ACTIVE

101	Woodlake Park
237	La Cantera
189	Eastwood Industrial Park

UNKNOWN

137	North San Pedro 16	Not Platted*
146	Starcrest Hills	Not Platted*
147	Woller Road Tract - 28 Acres	Not Platted*
169	The Park	Not Platted*
211	SRC Development	Not Platted*
78	Pembroke Place	Not Platted*
241	Pace-Picante	Not Platted**

Mr. Mike O'Neal
Planning Department
City of San Antonio
Re: POADP Applications Status
April 8, 1988
Page 3 of 3

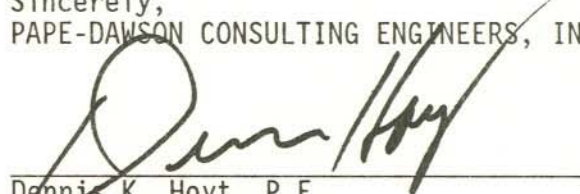
* These may have been platted by another firm. We have no knowledge of their current status. Please contact developer before deleting.

** Pace-Picante may have been platted by Vickrey and Associates.

We understand that you will retain all POADP's on which platting has occurred, and that you will also retain those known to be active. Further, on those that are "Unknown," we request that, prior to removing any POADP, you notify the Owner of the property, since in some cases, we may not be aware of the Owner's plans.

We trust this information completes the list of status information the Planning Department needed, and regret that it has taken so long and been so confusing to obtain. If you need further information or have questions, please contact me.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.


Dennis K. Hoyt, P.E.
Vice President

DKH/dd

cc: Roy Ramos - City of San Antonio Planning Department
Ed Guzman - City of San Antonio Planning Department

L32-23/3(040788)

Status

Subdivision Name

File No

Subdivider: Chesley Swann
Engineer: Pape-Dawson Engineers by Gus R. Pape
Date Filed with
Planning Commission: September 2, 1983

Location: Along the southeast R.O.W. line of Misty Trail, north of its intersection with Braun Road.

Services Available: Water: City Water Board
Sewer: City of San Antonio

Zoning: Outside the city limits.

Preliminary Overall Area Development Plan (POADP) Review July 5, 1983.

APPLICANT'S PROPOSAL

Plat 103 residential lots (29.135 acres) with 4,300 linear feet of new streets.

DISCUSSION:

The Traffic Engineering Section of the Department of Public Works has cited Section 36-10(K)(1) regarding low density residential lots fronting on a Major Thoroughfare (lots 23-29 fronting on Tezel Road). The applicant's engineer has submitted a request for variance to the requirements.

The Traffic Engineering Section of the Department of Public Works has no objection to the granting of the variance as indicated in the attached response.

STAFF RECOMMENDATION:

The Director of Planning recommends approval of the variance and plat.

DATE

6/27/83

SUBDIVISION

BRAUN OAKS UNIT- 2 SUBD.

FILE NO.

83 268

):


NO 2, for REVIEW

SUBJECT:

Request For Review of Proposed Plat

The attached plat has been submitted for consideration by the Planning Commission. Please review the plat and forward your recommendation to the Department of Planning and Community Development, Planning Section.

We are required to act on Subdivision Plats within a thirty-day period and it is requested that we receive your comments as soon as possible.



Fernando M. Cuellar
Principal Planner
Dept. of Planning

☒ I recommend approval of this plat.

☐ I do not recommend approval of this plat. On _____ notified the subdivider or his agent of the corrections necessary to remove this objection.

Comments: Needs to request variance to allow
single fam. lots fronting onto Thoroughfare
R.W. should have noted violations. &
they need to address problem.
P.O.A.D.P. is being reviewed


Signature


Title

6.28.83
Date

DATE

6/27/83

BRAUN OAKS UNIT- 2 SUBD.

83 268

2, for REVIEW

Request For Review of Proposed Plat

A plat has been submitted for consideration by the Planning Commission.
 Review the plat and forward your recommendation to the Department of Planning/
 Planning Section.

Required to act on Subdivision Plats within a thirty-day period and it is
 requested that we receive your comments as soon as possible.

W. Vanni
 Cuellar
 Planner
 Planning

I recommend approval of this plat.

I do not recommend approval of this plat. On _____,
 the subdivider or his agent of the corrections necessary to remove this

*needs to request variance to allow
 for lots fronting onto thoroughfare.
 should have noted violation, and
 need to address problem.
 P.O. & D.P. is being reviewed*

W. Vanni
 Title

Clariff
 Title

6.28.83
 Date

RECEIVED

CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

1983 SEP -2 PM 3: 37

LETTER OF CERTIFICATION

DEPT. OF
CIVIL ENGINEERING

DATE: Sept 2, 1983

SUBDIVISION: Braun Oaks #2

TO: Pape & Dawson Engineers
9310 Broadway
San Antonio Tx.

Gentlemen:

The required data for Streets, Storm Drainage, Sanitary Sewer, Traffic, and Texas Plane Coordinates for the above subdivision has been received as required by Section 36-24.1 of the Subdivision Ordinance and approved by this department, *except variance is required to Sub. Reg. par 36-100 residential lots facing thoroughfare.*

Improvements (are) (~~are not~~) required.

Sewer Fee (is) (~~is not~~) required.

This plat (~~is~~) (is not) within the 100 Year Flood Plain.

() This plat has been reviewed by the Aquifer Protection Officer.

(☒) This plat did not need to be reviewed by the Aquifer Protection Officer.

July 7, 1983

City of San Antonio
Planning Commission
P. O. Box 9066
San Antonio, Texas 78285

Attn: Mr. Roland Lozano

Re: Braun Oaks Unit-2

Gentlemen:

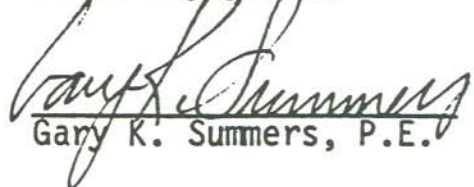
We hereby request a variance to Section 36-10(K)(1) of the City of San Antonio Subdivision Regulations as it relates to low density residential lots fronting on a major thoroughfare.

At the time of platting Tres Cinco Unit-1, Tezel Road had not been designated as a major thoroughfare; therefore, the subdivision plat of Tres Cinco Unit-1 was approved with a 60 ft. R.O.W.. During construction of the subdivision some set back lines and several lot dimensions needed to be changed. When the red-line plat was submitted to the Planning Department, Mr. Fernando Cuellar requested a change to the set back line on lots adjacent Tezel Road since they were planning to increase the R.O.W. on Tezel Road to 86 ft. The final plat for Tres Cinco Unit-1 was approved with 60 ft. R.O.W. and 44 ft. pavement. Subsequently, Tezel Road has been designated as a major thoroughfare (86 ft. R.O.W.). Even though such 86 ft. R.O.W. is provided for within Braun Oaks Unit-2, twenty-three (23) R-1 lots front on Tezel Road.

Sixteen (16) of the lots within Braun Oaks Unit-2 (east side of Tezel Road) have rear access since an alley has been provided. The remaining seven (7) lots (west side of Tezel Road) have direct access to Tezel Road since insufficient land (depth) between Tres Cinco Unit-1 and the 86 ft. Tezel Road R.O.W. does not allow for rear alley access.

We appreciate your prompt attention to this variance request. If you should have any questions, please do not hesitate to contact me.

Sincerely yours,


Gary K. Summers, P.E.

GKS/rr

Planning Commission, Roland A. Lozano, Director of Planning

Traffic Engineering Section, Public Works

: Van Naylor, File

Braun Oaks Unit 2 Variance Request to Sec. 36-10 (K) (1)

Date July 14, 1983

The engineer in their letter of request for variance gives a very complete and concise picture of the events that brought about the need of a variance.

The seven lots should remain residential as to place commercial in the middle of the residential area would be most detrimental to the remaining area.

Therefore, the Traffic Engineering Section of Public Works believes it would be appropriate to grant the variance. The recommendation is that the variance be granted and the plat with variance be approved by the Planning Commission.



David C. Steitle, P.E.
Traffic Engineer

DCS:DOC/sb

RECEIVED
1983 JUL 15 AM 8:46
DEPT. OF PLANNING
CURRENT

May 9, 1984

OFFICIAL MINUTES

1. The Planning Commission of the City of San Antonio met in regular session in the Council Chambers of City Hall, San Antonio, Texas on May 9, 1984.

2. The meeting was called to order by the Chairman and the roll was called by the Secretary.

PRESENT: Kaiser, Anaya, Cortez, Sanchez, Jones, Bender, Swann
ABSENT: Martinez

There was a quorum.

3. 2:00 P.M. - Public Hearing on:

84-177 Southcross Square Subdivision

The hearing was declared open by the Chairman at 2:00 p.m. No citizens appeared to address the Commission whereupon the Chairman closed the hearing.

4. The Commission then considered the Consent Agenda which consisted of:

84-166 Lynch Subdivision Unit-2
84-173 Trinity United Methodist Church Subdivision
84-177 Southcross Square Subdivision
84-178 La Palmona Subdivision
84-179 Nob Hill Unit-2 Subdivision
84-188 Apple Creek Unit-3 Subdivision

Vacating Declaration and Plat:

84-182 Braun Oaks Subdivision Unit 2

An Amendment to an Approved and Unrecorded Plat:

84-130 Elm Creek Unit-11 Planned Unit Development Subdivision

Setting a Public Hearing on May 16, 1984 at 2:00 p.m. for replats of:

84-171 Liberty Baptist Church Subdivision
84-175 Bandera Plaza Unit-4 Subdivision
84-182 Northwest Crossing Unit-24 Subdivision
84-190 Rittiman West Business Park Subdivision Unit-2

The Director of Planning recommended approval of the Consent Agenda.

Approval was moved by Jones and seconded by Sanchez.

Swann disqualified himself from participation in this item.

AYES: Jones, Sanchez, Cortez, Anaya, Kaiser
NAYS: None
ABSTAIN: Swann
ABSENT: Martinez, Bender

THE MOTION CARRIED.

(Background information on these items is attached to these minutes and incorporated herein.)

5. The Commission then considered the following plat:

84-186 Westport Business Center Subdivision

The Director of Planning recommended approval of the plat.

Approval was moved by Swann and seconded by Jones.

In response to Mr. Cortez' question as to the type of development is in the area? Mr. Swann informed Mr. Cortez that the area consisted of commercial development.

AYES: Swann, Jones, Sanchez, Cortez, Anaya, Kaiser
NAYS: None
ABSENT: Martinez, Bender

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

6. The Commission then considered the following plat and request for variance to the provisions of Sec. 36-40 D2(h) regarding an all weather crossing:

84-107 Hill Top Ventures Subdivision

The Director of Planning recommended disapproval of the variance and plat due to non-compliance to Sec. 36-40D2(h).

Mr. Lozano informed the Commission that the applicant is requesting a variance to the Subdivision Regulations to provide access across the drainage area. The drainage is in the middle of Lot 8.

Mr. Neill Fisher, PFA, stated that each lot has access to a public thoroughfare, each lot has buildable area without going through the drainage area and the point in question is the variance that they are requesting is brought up due to the fact that the Subdivision Regulations are written for public streets and for public access to private lots. In this particular case the applicant wishes to have their home in the rear of the property.

Mrs. Judy Schmidt, Rte. 1, Box 208D, Converse, Tx., stated that they are the owners of the subject property. She gave some background information on the area. She further stated that the residents of the area are paying taxes for services that they do not receive. She noted that this area does not exist in City maps. She stated that there are no low water crossings on Pfeil Road. She stated that they

had no idea that they were going against City Codes when they decided to build their home in the rear of the property.

Mrs. Coralee Fenner, 5500 Pfeil Rd., stated that this is a rural area and the City has requested a private road to be built to city standards. She stated that eventhough this area was annexed by the City 10 years ago, it is by no means a city subdivision.

Mr. George Butcher, 4071 N. Foster Road., stated that he is Pastor of the United Methodist Church. He further stated that he would like to request that the Commission take the residents' needs into consideration.

The Motion was made by Swann and seconded by Jones, for approval of the request for variance.

AYES: Swann, Jones, Bender, Sanchez, Cortez, Anaya, Kaiser

NAYS: None

ABSENT: Martinez

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

7. The Commission then considered a request for a one year time extension for completion of site improvements within Camelot Unit-62 Subdivision.

The Director of Planning recommended approval of the one year time extension subject to the following conditions: (1) submittal of new performance agreement; (2) submittal of new cost estimates; (3) submittal of new guarantee; and (4) above items must be submitted within thirty days of Commission action or time extension is void.

The Motion was made by Jones and seconded by Cortez, for approval of the request subject to the conditions as recommended by staff.

AYES: Jones, Cortez, Swann, Bender, Sanchez, Anaya, Kaiser

NAYS: None

ABSENT: Martinez

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

8. The Commission then considered a request for a one year time extension for completion of site improvements within the Sunrise Unit-3 Subdivision.

The Director of Planning recommended approval of the one year time extension subject to the following conditions: (1) submittal of new performance agreement; (2) submittal of new cost estimates; (3) submittal of new guarantee; and (4) above items must be submitted within thirty days of Commission action or time extension is void.

The Motion was made by Jones and seconded by Cortez, for approval of the one year time extension subject to the conditions as recommended by staff.

AYES: Jones, Cortez, Swann, Bender, Sanchez, Anaya, Kaiser

NAYS: None

ABSENT: Martinez

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

9. The Commission then considered a request from Mr. Roger T. White for electrical service.

The Director of Planning recommended approval of the requested electrical service without platting for a single commercial meter.

Approval was moved by Swann and seconded by Anaya.

AYES: Swann, Anaya, Bender, Jones, Sanchez, Cortez, Kaiser

NAYS: None

ABSENT: Martinez

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

10. The Commission then considered a request for variance to Chapter 36-6 - Harlandale Apartments.

Mr. Lozano informed the Commission that this item was withdrawn from consideration at this time as staff was not prepared to make a presentation.

11. The Commission then considered an Add-On Item which consisted of a request for variance to waiver sewer platting fees for St. Peter's - St. Joseph's Children's Home.

The Director of Planning recommended approval of the request for variance to waiver sewer platting fees.

Approval was moved by Jones and seconded by Sanchez.

AYES: Jones, Sanchez, Swann, Bender, Cortez, Anaya, Kaiser

NAYS: None

ABSENT: Martinez

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

12. The Commission then considered the setting of a time and date for a public hearing on Amendments to the Major Thoroughfare Plan.

The Motion was made by Jones and seconded by Swann, that a public hearing be held on May 23, 1984 at 2:00 p.m. pertaining to Amendments to the Major Thoroughfare Plan.

AYES: Jones, Swann, Bender, Sanchez, Cortez, Anaya, Kaiser
NAYS: None
ABSENT: Martinez

THE MOTION CARRIED.

13. The Minutes of the Meetings of April 4 and April 11, 1984 were approved as submitted.

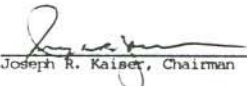
14. The Commission then received reported from Committee Chairmen:

Jones (Land Use and Transportation Committee) reported that the Committee met today at 12:30 p.m. The Committee discussed the O'Conner and Huebner Intersection to 1604.

15. The Commission then proceed to the Work Session. The Commission was briefed on Waste Water Issues by Mr. Carl Norris, Waste Water Facilities Manager.

16. There being no further business, the meeting was adjourned at 3:30 p.m.

APPROVED:


Joseph R. Kaiser, Chairman

ATTEST:


Executive Director

CONSIDERATION OF SCHEDULED SUBDIVISION PLATS

FOR

MAY 9, 1984

PUBLIC HEARING

84-177 2:00 Southcross Square Subdivision

CONSENT AGENDA

Consideration of Scheduled Subdivision Plats

- 84-166 Lynch Subdivision Unit-2
Along the northwest R.O.W. line of S.W. Loop 410, 1809.18' north of
its intersection with Pearsall Road.
- 84-173 Trinity United Methodist Church Subdivision
At the northeast corner of the intersection of Wurzbach Road and
Newcome Drive.
- 84-177 Southcross Square Subdivision
At the northwest corner of the intersection of Club View Drive and
East Southcross Blvd.
- 84-178 La Paloma Subdivision
At the southwest corner of the intersection of Pleasanton Road and
E. Baetz.
- 84-179 Nob Hill Unit-2 Subdivision
Along the north right-of-way line of Magic Drive, 654.78' east of
its intersection with Fredericksburg Road.
- 84-186 Westport Business Center Subdivision
Along the northeast R.O.W. line of West Avenue, east of its intersection
with Rhapsody Drive.
- 84-188 Apple Creek Unit-3 Subdivision
Along the northwest R.O.W. line of Apple Green Road, south of its
intersection with Huebner Road.

Consideration of Vacating Declaration and Plat

- 84-182 Braun Oaks Subdivision Unit-2
Along the west right-of-way line of Tezel Road, 114.02' south of
its intersection with Shady Wind.

Consideration of Amendment to an Approved and Unrecorded Plat

- 84-130 Elm Creek Unit-11 Planned Unit Development Subdivision
Along the northeast R.O.W. line of Elm Creek Road, north of its

Consideration of Setting a Public Hearing for May 16, 1984 at 2:00 p.m.
for Replats of:

- 84-171 Liberty Baptist Church Subdivision
Along the north R.O.W. line of Marbach Road, west of its intersection
with Meadow Way.
- 84-175 Bandera Plaza Unit-4 Subdivision
At the southeast corner of the intersection of Irving Drive and
Stemmons Drive.
- 84-182 Northwest Crossing Unit-24 Subdivision
Along the east right-of-way line of Bowens Crossing, 110.13' north
of its intersection with Ardash Lane.
- 84-190 Rittiman West Business Park Subdivision Unit-2
Along the east R.O.W. line of Holbrook Road, south of its intersection
with Rittiman Road.

INDIVIDUAL CONSIDERATION

Consideration of Scheduled Subdivision Plats

- 84-107 Hill Top Ventures Subdivision
Along the southeast R.O.W. line of Pfeil Road, southwest of its
intersection with Seguin Road.

VACATING DECLARATION FOR A PORTION OF BRAUN OAKS UNIT-2
SUBDIVISION.

DATE SUBMITTED: May 1, 1984

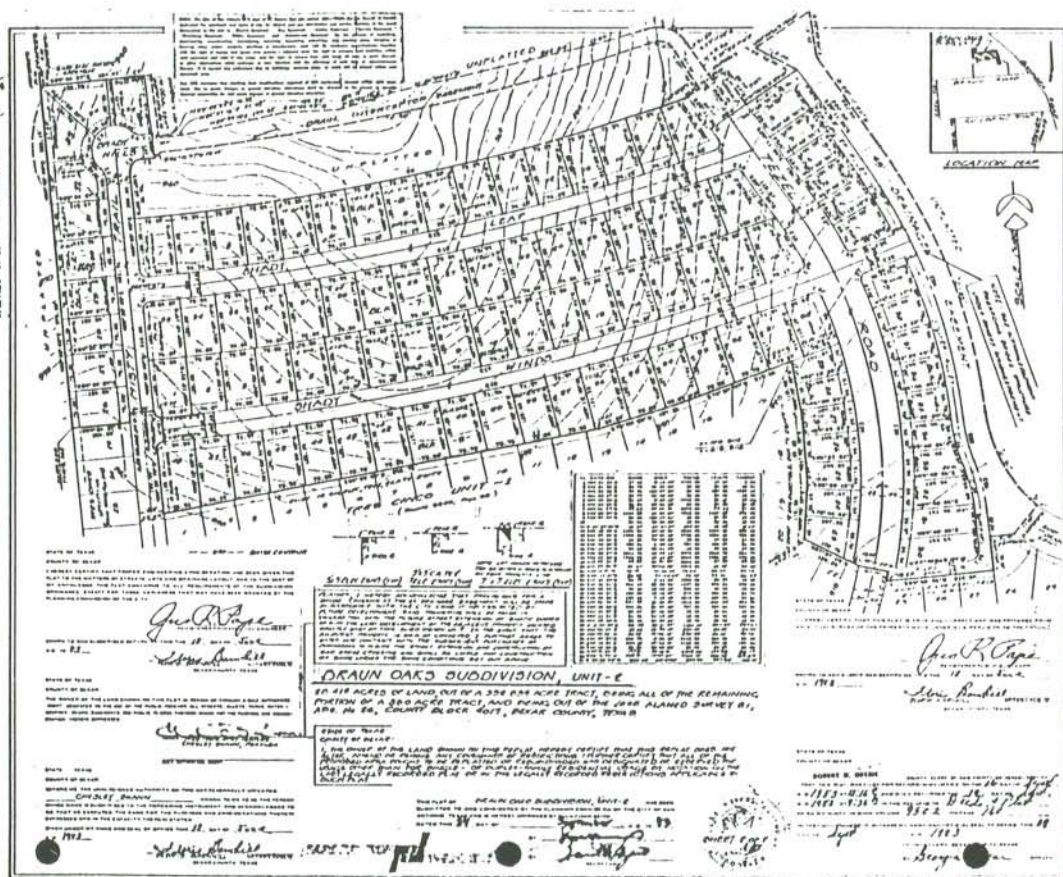
Mr. R. E. Harrington, Jerry Snider and Robert Gragg has submitted a vacating declaration for a portion of Braun Oaks Unit-2 Subdivision for consideration by the Planning Commission in accordance with Section 36-29 of the Subdivision Regulations. Said plat was approved by the Planning Commission on September 14, 1983 which is recorded in Vol. 9502, Page 16 of the deed and plat records of Bexar County, Texas.

The purpose of this vacating declaration is to resubdivide Braun Station Subdivision Unit-2 File #84-182 which is the subsequent item to be considered by the Planning Commission.

STAFF RECOMMENDATION:

The Director of Planning recommends approval of the vacating declaration.

9302/160



SUBDIVISION - STAFF RECOMMENDATIONS

<u>Resubdivision Plat</u>	<u>Braun Oaks Subdivision Unit-2</u>	<u>84-182</u>
<u>Status</u>	<u>Subdivision Name</u>	<u>File No.</u>

Subdivider: Jerry W. Smith, H.E. Harrington & Robert Gnafy
Engineer: Pape Dawson Engineers by Eduardo Descamps
Date Filed With
Planning Commission: May 1, 1984

Location: Along the west right-of-way line of Tezel Road, 114.02' south of
its intersection with Shady Wind.

Services Available: Water: City Water Board
Sewer: City of San Antonio

Zoning: Outside the city limits.

Preliminary Overall Area Development Plan (POADP) review on July 5, 1983.

APPLICANT'S PROPOSAL:

Plat 7 residential lots (1.01 acres).

DISCUSSION:

Staff notes that the Planning Commission at its meeting of September 14, 1983 approved a variance to the requirements of Sec. 36-10(K) regarding low density lots fronting onto a Major Thoroughfare.

STAFF RECOMMENDATION:

The Director of Planning recommends approval of the plat.

STATE OF TEXAS
COUNTY OF DALLAS

SHADY WOOD
TEEL ROAD
CLARK

RESUBDIVISION PLAT

THE STATE OF TEXAS, COUNTY OF DALLAS, BEFORE ME, the undersigned authority, on this 10th day of May, 1988, personally appeared James H. Brown, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires on 05/01/91.

WITNESS MY HAND AND SEAL OF OFFICE this 10th day of May, 1988.

NOTARY PUBLIC
JAMES H. BROWN

STATE OF TEXAS
COUNTY OF DALLAS

SHADY WOOD
TEEL ROAD
CLARK

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My commission expires on 05/01/91.

WITNESS MY HAND AND SEAL OF OFFICE this 10th day of May, 1988.

NOTARY PUBLIC
JAMES H. BROWN

SUBDIVISION - STAFF RECOMMENDATIONS

<u>Resubdivision Plat</u> Status	<u>Braun Oaks Subdivision Unit-2</u> Subdivision Name	<u>84-182</u> File No.
-------------------------------------	--	---------------------------

Subdivider: Jerry W. Smith, H.E. Harrington & Robert Gnafy
Engineer: Pape-Dawson Engineers by Eduardo Descamps
Date Filed with
Planning Commission: May 1, 1984

Location: Along the west right-of-way line of Tezel Road, 114.02' south of
its intersection with Shady Wind.

Services Available: Water: City Water Board
Sewer: City of San Antonio

Zoning: Outside the city limits.

Preliminary Overall Area Development Plan (POADP) Review July 5, 1983.

APPLICANT'S PROPOSAL:

Plat 7 residential lots (1.01 acres).

DISCUSSION:

Staff notes that the Planning Commission at its meeting of September 14, 1983, approved a variance to the requirements of Sec. 36-10(K) regarding low density lots fronting onto a Major Thoroughfare.

STAFF RECOMMENDATION:

The Director of Planning recommends approval of the plat.

DIVISION:

BRAUN OAKS #2 (V+R)

PAPE DAWSON ENG.

9310 BROADWAY

S. A. TEX

lemen:

required data for Streets, Storm Drainage, Sanitary Sewer, Traffic, and
s Plane Coordinates for the above subdivision has been received as
ired by Section 36-24.1 of the Subdivision Ordinance and approved by this
rtment.

vements ~~(are)~~ (are not) required.

: Fee (is) ~~(is)~~ required.

plat ~~(is)~~ (is not) within the 100 Year Flood Plain.

This plat has been reviewed by the Aquifer Protection Officer.

This plat did not need to be reviewed by the Aquifer Protection Officer.


James H. Acosta, P.E.,
City Engineer

IN: 

84 182

LETTER OF CERTIFICATION

DATE: APRIL 17, 198

SUBDIVISION: BRAUN OAKS #2 (V+R)

TO: PAPE DAWSON ENG.
9310 BROADWAY
S. A. TEX

Gentlemen:

The required data for Streets, Storm Drainage, Sanitary Sewer, Traffic, Texas Plane Coordinates for the above subdivision has been received as required by Section 36-24.1 of the Subdivision Ordinance and approved by department.

Improvements (~~are~~) (are not) required.

Sewer Fee (is) (~~is not~~) required.

This plat (~~is~~) (is not) within the 100 Year Flood Plain.

() This plat has been reviewed by the Aquifer Protection Officer.

☒ This plat did not need to be reviewed by the Aquifer Protection Offi

IMPROVEMENTS OR PLANNING
Subdivision Section

IMPROVEMENTS OR PLANNING
Subdivision Section

1. The first part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a stylized, cursive script, and the addresses are listed below them.

2. The second part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a stylized, cursive script, and the addresses are listed below them.

3. The third part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a stylized, cursive script, and the addresses are listed below them.

4. The fourth part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a stylized, cursive script, and the addresses are listed below them.

5. The fifth part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a stylized, cursive script, and the addresses are listed below them.

6. The sixth part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a stylized, cursive script, and the addresses are listed below them.

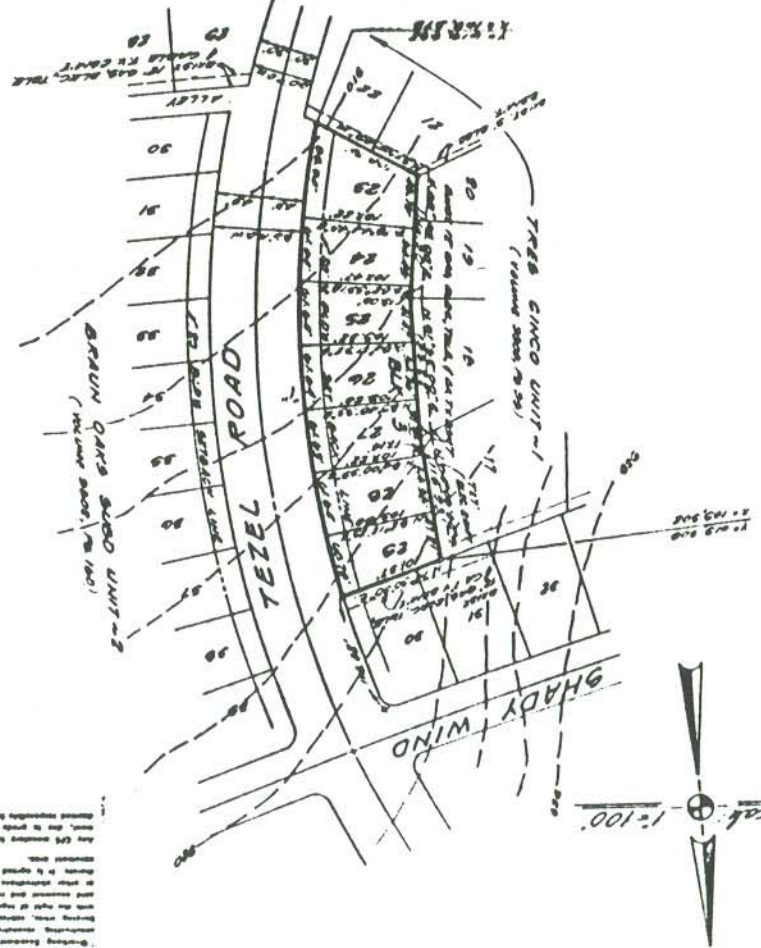
7. The seventh part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a stylized, cursive script, and the addresses are listed below them.

8. The eighth part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a stylized, cursive script, and the addresses are listed below them.

9. The ninth part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a stylized, cursive script, and the addresses are listed below them.

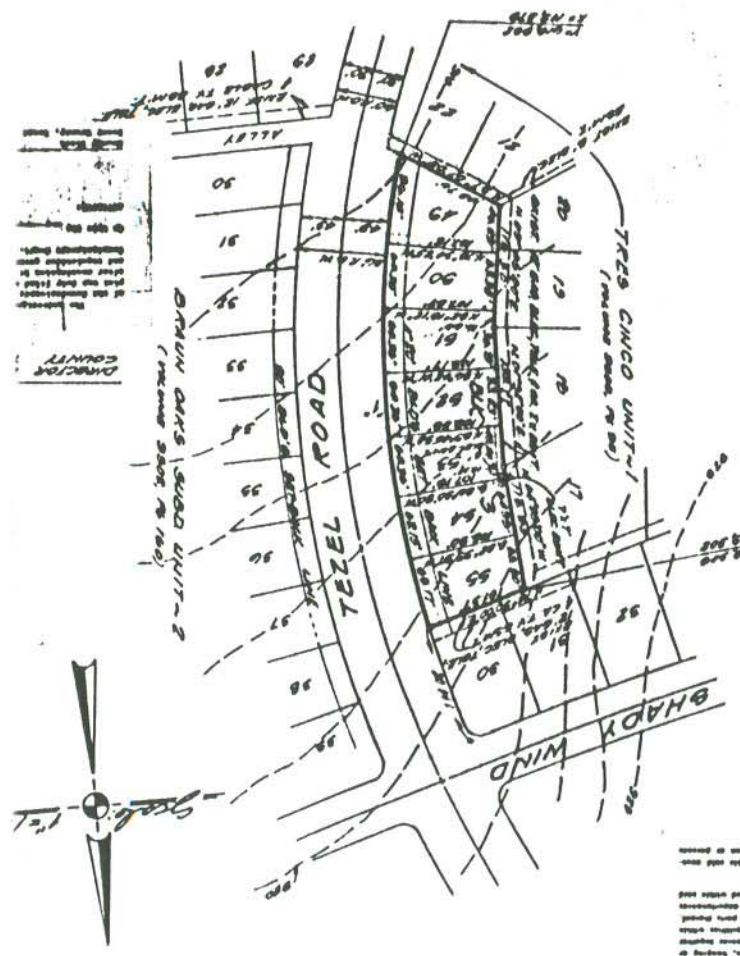
10. The tenth part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a stylized, cursive script, and the addresses are listed below them.

THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY THE
DATE 05-08-2001 BY 60322 UCBAW/STP

[illegible]

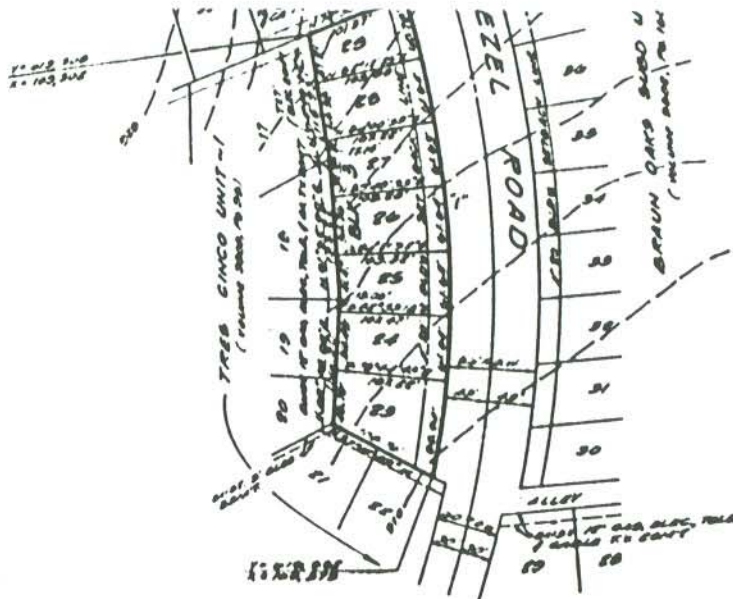
PAPER-DANSON ENGINEERS

BRUNN OAKS SUBDIVISION, UNIT - 2



STATE OF TEXAS
COUNTY OF DALLAS
I, MARGARET C. JAMES, Clerk of the County of Dallas, State of Texas, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of said County.

100-443886-100
 100-443886-100



AREA BEING VACATED THROUGH VACATING DECLARATION

THE AREA BEING RESUBDIVIDED IN THIS PLAT HAD BEEN PREVIOUSLY PLATTED BY A PLAT (THOUGH AS BRAUN OAKS SUBDIVISION UNIT-2 (SUBDIVISION) WHICH IS RECORDED IN VOLUME 2008, PAGE 100, DEAR COUNTY PLAT AND DEED RECORDS AND WAS VACATED THROUGH A VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS RESUBDIVISION PLAT.

STATE OF TEXAS

COUNTY OF DEAR

I HEREBY CERTIFY THAT UNDER ENGINEERING (ENGINEERING) HAS BEEN GIVEN THE PLAT TO THE MATTER OF LOTS AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT COMPLYING TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

David J. Poirier
REGISTERED PROFESSIONAL ENGINEER

BORN TO AND SUBSCRIBED BEFORE ME THIS THE 22 DAY OF APRIL
A.D. 1984

John Samlil
NOTARY PUBLIC
DEAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF DEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A duly authorized agent, declared to the use of the public forever all streets, alleys, paths, ditches, easements and public places shown thereon for the purpose and consideration therein expressed.

John Samlil
Robert J. Garoff
NOTARY PUBLIC
DEAR COUNTY, TEXAS

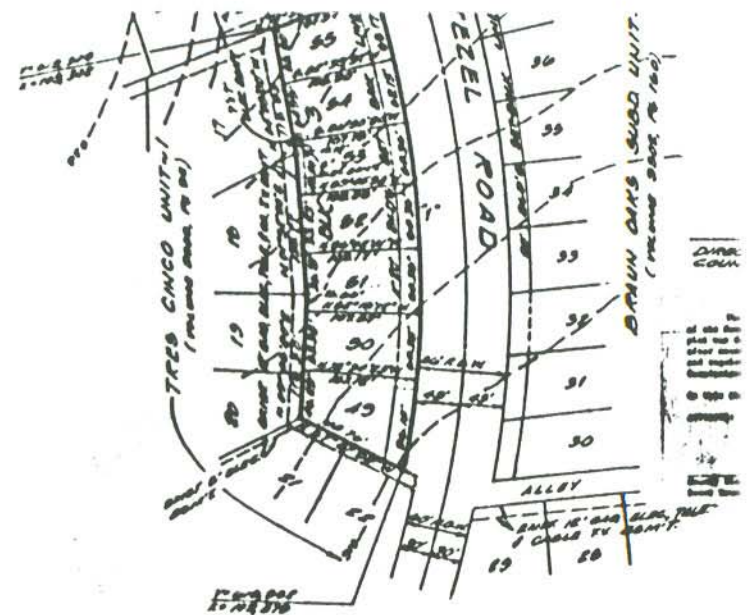
STATE OF TEXAS

COUNTY OF DEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LETTY W. SMITH, ROBERT J. GAROFF, UNKNOWN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF APRIL
A.D. 1984

John Samlil
NOTARY PUBLIC
DEAR COUNTY, TEXAS



RESUBDIVISION PLAT

PAPE-DANSON ENGINEERS

RESUBDIVISION PLAT

OF BRAUN OAKS SUBDIVISION, UNIT - 2

BEING LOTS 19 THRU 31 BLOCK 3, BRAUN OAKS SUBDIVISION, UNIT-2, DEAR COUNTY TRACT.

STATE OF TEXAS

COUNTY OF DEAR

I HEREBY CERTIFY THAT AN ACTUAL SURVEY OF

BORN TO AND SUBSCRIBED

A.D. 1984

STATE OF TEXAS

COUNTY OF DEAR

THAT THIS PLAT WAS

A.D. _____ AT _____

A.D. _____ AT _____

OF SAID COUNTY, IN DE

IN TESTIMONY WHEREOF

DAY OF _____

THIS PLAT OF BRAUN OAKS SUBDIVISION UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 19 _____

BY _____

BY _____

BY _____

BY _____

BY _____

BY _____

BY _____

BY _____

BY _____

BY _____

BY _____

BY _____

4/22/84



BEING VACATED THROUGH TINING DECLARATION

RESUBDIVISION IN THIS PLAT HAD BEEN
SO ON A PLAT (THROUGH AS BRAUM OAKS SUBDIVISION UNIT-2
IS RECORDED IN VOLUME 3008, PAGE 100, BEXAR COUNTY
CLERK'S OFFICE AND WAS VACATED THROUGH A VACATING DECLARATION
ON THE SAME DATE AS THIS RESUBDIVISION PLAT.

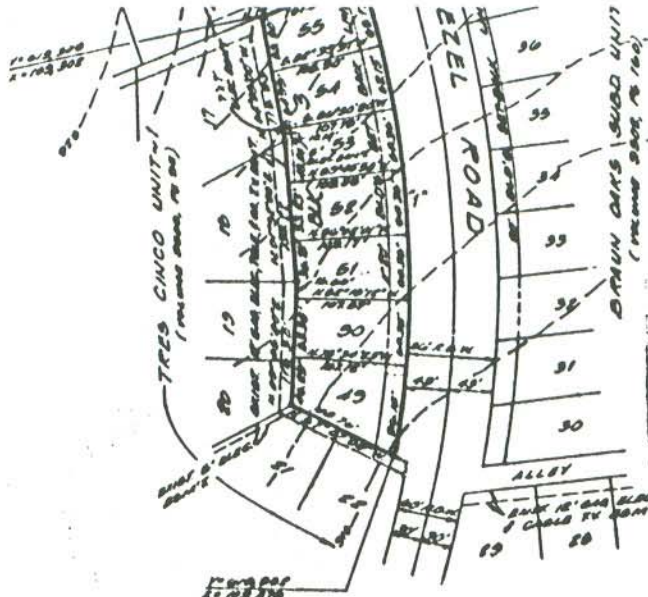
UNDESIGNATED HAS BEEN GIVEN THE
AREAS LAYOUT AND TO THE BEST OF
REQUIREMENTS OF THE SUBDIVISION
IT MAY HAVE BEEN GRANTED BY THE

E. J. P. [Signature]
REGISTERED PROFESSIONAL ENGINEER
22 DAY OF APRIL
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

A PERSON OR THROUGH A duly authorized
ALL STREETS, ALLEYS, RAILS, WATER
AND OTHERS FOR THE PURPOSE AND CONSIDER-
[Signature]

WITNESSES

HAS PERSONALLY APPEARED
BEFORE ME TO BE THE PERSON
INSTRUMENT AND ACKNOWLEDGED TO
HIS AND CONSIDERATIONS THEREIN
TO
22 DAY OF APRIL
[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



RESUBDIVISION PLAT

PAPE-DAWSON ENGINEERS

RESUBDIVISION PLAT OF BRAUM OAKS SUBDIVISION, UNIT-2

BEING LOTS 23 THRU 33, BLOCK 3, BRAUM OAKS
SUBDIVISION, UNIT-2, BEXAR COUNTY, TEXAS.

THIS PLAT OF BRAUM OAKS SUBDIVISION UNIT-2 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION
DATED THIS _____ DAY OF _____ A.D. 19____
BY _____
BY _____
SECRETARY

CURVE DATA				
CHORD	ARC	ANGLE	BEARING	LENGTH
1"	85' 00"	10' 00"	135' 11"	102' 00"

APPROVED

DIRECTOR OF PUBLIC WORKS OF BEXAR
COUNTY, TEXAS.

RECEIVED BY OFFICE

The undersigned, County Judge of Bexar County, Texas, and Recording Officer
of the Comptroller's Office of Bexar County, Texas, hereby certify that they received
this plat and duly filed with the Comptroller's Office of Bexar County, Texas, and that
they have examined the same and find that the same conform to the requirements of the
Act of the Legislature of the State of Texas, approved March 1, 1909, and that they
are satisfied that the same are correct and true.

TO HAVE THE
OFFICE
COUNTY CLERK, BEXAR COUNTY, TEXAS



NOTE: LOT NUMBER TO PROVIDE
TWO 1/2" 24" 100' 10" 100' 10"
IN BILLED IN BEXAR PROPERTY LINE
7' X 7' ELEC. ESM'T.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY
AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE 22 DAY OF

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF APRIL
A.D. 1984
[Signature]
REGISTERED PUBLIC SURVEYOR
BEXAR COUNTY, TEXAS

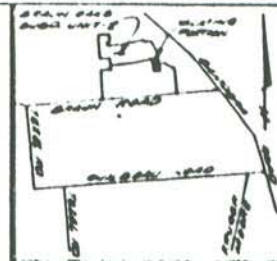
STATE OF TEXAS
COUNTY OF BEXAR

THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 22 DAY OF
A.D. 1984 AT _____ M AND DULY RECORDED THE _____ DAY OF
A.D. 1984 AT _____ M IN THE RECORDS OF
OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF _____ A.D. 1984
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY _____, DEPUTY

4/24/84

NOTE: The City of San Antonio as a part of its water and gas system (City Public Service Board) is hereby declared the easements and rights of way for water and gas pipelines and service facilities to the areas designated on this plat as "Water Easement," "Gas Easement," "Water Easement," "Service Easement," "Drainage Easement," "Utility Easement," and "Transportation Easement" for the purpose of installing, constructing, maintaining, repairing, replacing, and moving pipes, conduits, or service lines, water, electric, gas, or telephone lines, and with its necessary appurtenances together with the right of ingress and egress over greater or less land, the right to relocate said facilities within and around and right of way areas, and the right to remove logs and limbs off trees or stumps thereof, or other obstructions which interfere with the efficiency of said lines or appurtenances therein. It is agreed and understood that no buildings, accessory structures, or other improvements shall be placed within said easement areas.

Any GPS monitoring lines resulting from modifications required of GPS equipment, located within said easement, shall be subject to change in ground elevation alterations shall be changed to the person or persons deemed responsible for said grade changes or ground elevation alterations.



LOCATION MAP
N.T.S.

CURVE DATA				
CURVE	ANGLE	CH. IN	REMARK	LENGTH
1"	90° 00'	10' 00"	100' 00"	100' 00"

APPROVED

PAUL
DIRECTOR OF PUBLIC WORKS OF BEXAR COUNTY TEXAS

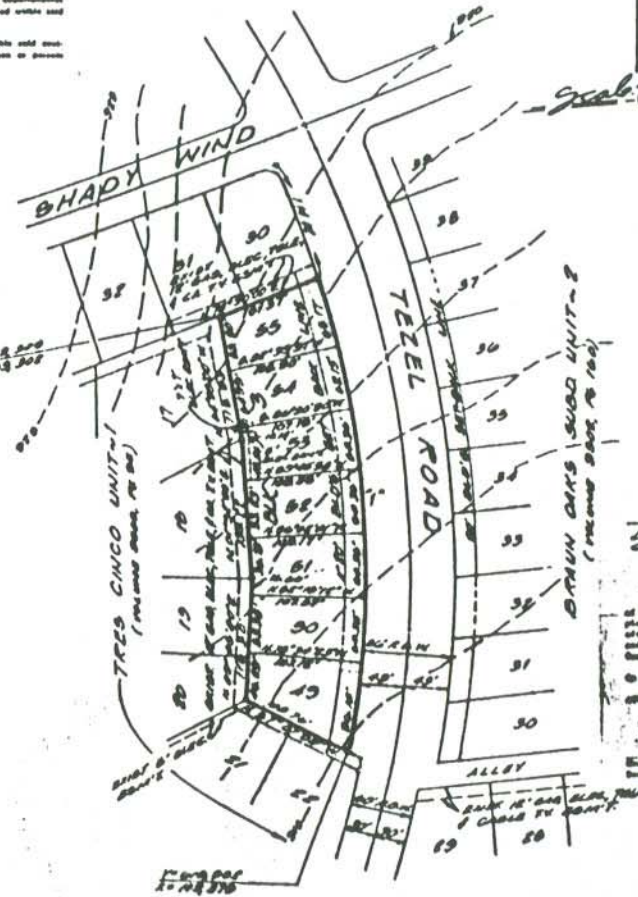
REGISTERED ENGINEER

The undersigned, County Judge of Bexar County, Texas and Recording Officer of the Bexar County Clerk of Bexar County, Texas, hereby certify that the map and plat was duly filed with the County Clerk of Bexar County, Texas, and that the same is a true and correct copy of the original map and plat as filed with the County Clerk of Bexar County, Texas, and that the same is a true and correct copy of the original map and plat as filed with the County Clerk of Bexar County, Texas.

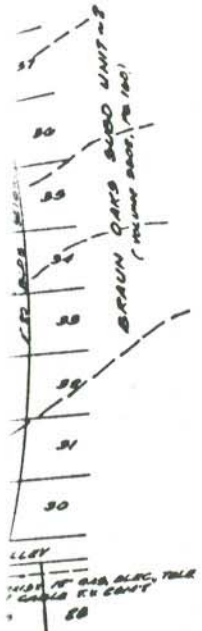
TO HAVE AND TO HOLD the above described premises unto the heirs, assigns and assigns forever of the County of Bexar, State of Texas, unto the heirs, assigns and assigns forever of the County of Bexar, State of Texas, unto the heirs, assigns and assigns forever of the County of Bexar, State of Texas.



NOTE: LOT NUMBER 10 PAYING THIS 10% OF THE TOTAL OF 10% IN FULL IN THE FUTURE LINE 7'X7' ELEC ESM'T.



RESUBDIVISION PLAT



THROUGH
ION
IS PLAT HAD BEEN
BRAUN OAKS SUBDIVISION UNIT-2
BOOK PAGE NO. 100, BEXAR COUNTY
THROUGH A RECAPITULATION
THIS RESUBDIVISION PLAT.

PAPE-DAWSON ENGINEERS

RESUBDIVISION PLAT
OF
BRAUN OAKS SUBDIVISION, UNIT - 2

BEING LOTS 10 THRU 19, BLOCK 3, BRAUN OAKS
SUBDIVISION UNIT-2, BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE 20th DAY OF

Edward J. Pappas
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY OF APRIL A.D. 1984

September 14, 1983

OFFICIAL MINUTES

1. The Planning Commission of the City of San Antonio met in regular session in the Council Chambers of City Hall, San Antonio, Texas on September 14, 1983.

2. The meeting was called to order by the Chairman at 2:00 p.m. and the roll was called by the Secretary.

PRESENT: Kaiser, Hufford, Cortez, Sanchez, Jones, Bender, Swann
ABSENT: Martinez, Anaya

There was a quorum.

3. 2:00 P.M. - Public Hearing On:

83-361 Encino Park Unit-9 Subdivision
83-268 Braun oak Subdivision Unit-2
83-363 Oakwell Farms Unit-7 Subdivision

The hearing was declared open by the Chairman at 2:00 p.m. No citizens appeared to address the Commission whereupon the Chairman closed the hearing.

4. 2:00 P.M. - Public Hearing and Consideration of a Resolution on Proposed Amendments to Section 36-22 Increasing Plat Filing Fees.

The hearing was declared open by the Chairman at 2:05 p.m. No citizens appeared to address the Commission whereupon the Chairman closed the hearing.

The motion was made by Jones and seconded by Sanchez, that the Resolution on the Proposed Amendments to Sec. 36-22 Increasing Plat Filing Fees be adopted.

Swann disqualified himself from participation in this item.

AYES: Jones, Sanchez, Cortez, Hufford, Kaiser
NAYS: None
ABSENT: Martinez, Anaya

THE MOTION CARRIED.

(Background information and a copy of the resolution is attached to these minutes and incorporated herein.)

5. The Commission then considered the Consent Agenda which consisted of:

83-272 Richland Hills Unit-3A Subdivision
83-361 Encino Park Unit-9 Subdivision
83-363 Oakwell Farms Unit-7 Subdivision
83-368 Westlakes Subdivision Unit-3
83-374 Ridgehaven Subdivision
83-375 Hidden Meadow Subdivision Unit-5B

Vacating Declaration and Plat:

83-370 Greenbriar Subdivision Unit-15

Plat Withdrawal:

83-359 Country Club Place Subdivision Unit-1

Setting a Public Hearing for September 21, 1983 at 2:00 p.m. for replats of:

83-372 Henderson Pass Unit-1 Subdivision

The Director of Planning recommended approval of the Consent Agenda.

Approval was moved by Cortez and seconded by Sanchez.

AYES: Cortez, Sanchez, Swann, Jones, Hufford, Kaiser

NAYS: None

ABSENT: Martinez, Anaya, Bender

THE MOTION CARRIED.

(Background information on these items is attached to these minutes and incorporated herein.)

6. The Commission then considered the following plat and request for variance to the provisions of Sec. 36-10(K)(1) regarding low density residential lots fronting on a Major Thoroughfare (lots 23-29 fronting on Tezel Road):

83-268 Braun Oaks Subdivision Unit-2

The Director of Planning recommended approval of the plat and variance.

Approval was moved by Cortez and seconded by Sanchez.

Swann disqualified himself from participation in this item.

AYES: Cortez, Sanchez, Hufford, Jones, Kaiser

NAYS: None

ABSTAIN: Swann

ABSENT: Martinez, Anaya, Bender

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

7. The Commission then considered a Request to Close and Quitclaim an Alley in NCB 9421 from Cullin Avenue to Logwood Avenue between Vestal Place and Hutchins Place. Petitioner: Gilbert L. Mata, et al (S.P. #83-42-07).

The Director of Planning recommended approval of the request to close and quitclaim an alley from Cullin Avenue to Logwood Avenue between Vestal Place and Hutchins Place.

Approval was moved by Jones and seconded by Hufford.

AYES: Jones, Hufford, Swann, Sanchez, Cortez, Kaiser
NAYS: None
ABSENT: Martinez, Anaya, Bender

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

8. The Commission then considered a Resolution Approving the Department of Planning's 1983-84 Operating Budget.

The Motion was made by Swann and seconded by Hufford, that the Resolution Approving the Department of Planning's 1983-84 Operating Budget be adopted.

AYES: Swann, Hufford, Jones, Sanchez, Cortez, Kaiser
NAYS: None
ABSENT: Martinez, Anaya, Bender

THE MOTION CARRIED.

(Background information on this item and a copy of the resolution is attached to these minutes and incorporated herein.)

9. The Commission then considered an Add-On Item which consisted of the following plat:

83-379 Acorn Hill Subdivision Plat

The Director of Planning recommended approval of the plat.

Approval was moved by Jones and seconded by Cortez.

AYES: Jones, Cortez, Swann, Bender, Sanchez, Hufford, Kaiser
NAYS: None
ABSENT: Martinez, Anaya

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

10. The Chairman informed the Commission that the City Council had taken action on the recommendations made by the Planning Commission and passing an ordinance to pursue the Water Study that was in the Water Planning Ad-Hoc Committee Report.

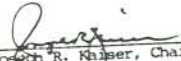
11. The Commission then recessed to reconvene in the "B" Room for an Executive Session.

12. The Commission then reconvened in the "B" Room for the Work Session. The Commission discussed the proceedings of the September 12, 1983 with Developers and Engineers on the Major Thoroughfare Plan.

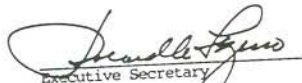
Page 4

13. There being no further business, the meeting was adjourned at 3:15 p.m.

APPROVED:


Joseph R. Kaiser, Chairman

ATTEST:


Executive Secretary

CONSIDERATION OF SCHEDULED SUBDIVISION PLATS

FOR

SEPTEMBER 14, 1983

PUBLIC HEARING

83-361	2:00	Encino Park Unit-9 Subdivision
83-268	2:00	Braun Oaks Subdivision Unit-2
83-363	2:00	Oakwell Farms Unit-7 Subdivision

CONSENT AGENDA

Consideration of Scheduled Subdivision Plats

- 83-272 Richland Hills Unit-3A Subdivision
At the northeast corner of the intersection of Richland Hills Drive and Mansfield Drive.
- 83-361 Encino Park Unit-9 Subdivision
Along the northwest R.O.W. line of Encino Eio, east of its intersection with U.S. 281 San Pedro Avenue.
- 83-363 Oakwell Farms Unit-7 Subdivision
At the southeast corner of the intersection of Oakwell Farms Parkway and Harry Wurzbach Road.
- 83-368 Westlakes Subdivision
Along the north R.O.W. line of Marbach Road, 2340.01' west of its intersection with Loop 410.
- 83-374 Ridgeland Subdivision
At the southeast corner of the cul-de-sac streets of Bristlewood and Eastwind.
- 83-375 Hidden Meadow Subdivision Unit-5B
Along the west R.O.W. line of Len Harrison Drive, east of its intersection with F.M. 471.

Consideration of Vacating Declaration and Plat

- 83-370 Greenbriar Subdivision Unit-15
Northeast corner of the intersection of L.H. 10 and N.W. Loop 410.

Consideration of Plat Withdrawal

- 83-359 Country Club Park Subdivision Unit-1
At the southeast corner of the intersection of Davis Court and Broadway Avenue.

Consideration of Setting a Public Hearing for September 21, 1983 at
2:00 p.m. for Replats of:

- 83-372 Henderson Pass Unit-1 Subdivision
At the southeast corner of the intersection of Henderson Pass and
Canyon Ledge.

INDIVIDUAL CONSIDERATION

Consideration of Scheduled Subdivision Plats

- 83-268 Braun Oaks Subdivision Unit-2
Along the southeast E.O.W. line of Misty Trail, north of its
intersection with Braun Road.

MEMORANDUM - STAFF RECOMMENDATIONS

Replat and Subdivision Plat	Subdivision Name	File No.
Braun Oaks Subdivision Unit-1		83-168

Subdivider: Chesley Swann
 Engineer: Pape-Dawson Engineers by Gus R. Pape
 Date Filed with Planning Commission: September 2, 1983

Location: Along the southeast R.O.W. line of Misty Trail, north of its intersection with Braun Road.

Services Available: Water: City Water Board
 Sewer: City of San Antonio

Zoning: Outside the city limits.

Preliminary Overall Area Development Plan (POADP) Review July 5, 1983.

APPLICANT'S PROPOSAL

Plat 103 residential lots (29.135 acres) with 4,300 linear feet of new streets.

DISCUSSION:

The Traffic Engineering Section of the Department of Public Works has cited Section 36-10(K)(1) regarding low density residential lots fronting on a Major Thoroughfare (lots 23-29 fronting on Tezel Road). The applicant's engineer has submitted a request for variance to the requirements.

The Traffic Engineering Section of the Department of Public Works has no objections to the granting of the variance as indicated in the attached response.

STAFF RECOMMENDATION:

The Director of Planning recommends approval of the variance and plat.

PAPE-DAWSON
CIVIL & ENVIRONMENTAL



9310 BROADWAY SAN ANTONIO, TEXAS 78217
512/824-9494

July 7, 1983

City of San Antonio
Planning Commission
P. O. Box 9066
San Antonio, Texas 78285

Attn: Mr. Roland Lozano

Re: Braun Oaks Unit-2

Gentlemen:

We hereby request a variance to Section 36-10(K)(1) of the City of San Antonio Subdivision Regulations as it relates to low density residential lots fronting on a major thoroughfare.

At the time of platting Tres Cinco Unit-1, Tezel Road had not been designated as a major thoroughfare; therefore, the subdivision plat of Tres Cinco Unit-1 was approved with a 60 ft. R.O.W.. During construction of the subdivision some set back lines and several lot dimensions needed to be changed. When the red-line plat was submitted to the Planning Department, Mr. Fernando Cuellar requested a change to the set back line on lots adjacent Tezel Road since they were planning to increase the R.O.W. on Tezel Road to 86 ft. The final plat for Tres Cinco Unit-1 was approved with 60 ft. R.O.W. and 44 ft. pavement. Subsequently, Tezel Road has been designated as a major thoroughfare (86 ft. R.O.W.). Even though such 86 ft. R.O.W. is provided for within Braun Oaks Unit-2, twenty-three (23) R-1 lots front on Tezel Road.

Sixteen (16) of the lots within Braun Oaks Unit-2 (east side of Tezel Road) have rear access since an alley has been provided. The remaining seven (7) lots (west side of Tezel Road) have direct access to Tezel Road since insufficient land (depth) between Tres Cinco Unit-1 and the 86 ft. Tezel Road R.O.W. does not allow for rear alley access.

We appreciate your prompt attention to this variance request. If you should have any questions, please do not hesitate to contact me.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'Gary K. Summers'.
Gary K. Summers, P.E.

GKS/rr

UTILITIES ROADS & STREETS DRAINAGE LAND PLANNING SUBDIVISIONS REPORTS SURVEYING

CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

TO: Planning Commission, Roland A. Lozano, Director of Planning
FROM: Traffic Engineering Section, Public Works
COPIES TO: Van Naylor, File
SUBJECT: Braun Oaks Unit 2 Variance Request to Sec. 36-10 (K) (1)

Date July 14, 1933

The engineer in their letter of request for variance gives a very complete and concise picture of the events that brought about the need of a variance.

The seven lots should remain residential as to place commercial in the middle of the residential area would be most detrimental to the remaining area.

Therefore, the Traffic Engineering Section of Public Works believes it would be appropriate to grant the variance. The recommendation is that the variance be granted and the plat with variance be approved by the Planning Commission.


David C. Steitle, P.E.
Traffic Engineer

DCS:DOC/sb

SUBDIVISION - STAFF RECOMMENDATIONS

nding Plat	Tres Cinco Unit-1 Subdivision	81-432
<u>Status</u>	<u>Subdivision Name</u>	<u>File No.</u>

ler: Chesley I. Swann
: Gus R. Pape
ed With
Commission: December 18, 1981

: At the northwest corner of the intersection of Tezel Road and Braun Road.

Available: Water: City Water Board
Sewer: City of San Antonio

Outside the city limits.

PROPOSAL:

cate the east lot line of lot 8 and west lot line of lot 9 in order to cure
vertent encroachment of the drainage channel improvement between those
es.

RECOMMENDATION:

ector of Planning recommends approval of this plat.

SUBDIVISION - STAFF RECOMMENDATIONS

<u>Amending Plat</u>	<u>Tres Cinco Unit-1 Subdivision</u>	<u>81-432</u>
<u>Status</u>	<u>Subdivision Name</u>	<u>File #</u>

Subdivider: Chesley I. Swann
Engineer: Gus R. Pape
Date Filed With
Planning Commission: December 18, 1981

Location: At the northwest corner of the intersection of Tezel Road and Braun F

Services Available: Water: City Water Board
Sewer: City of San Antonio

Zoning: Outside the city limits.

APPLICANT'S PROPOSAL:

To relocate the east lot line of lot 8 and west lot line of lot 9 in order to an inadvertent encroachment of the drainage channel improvement between those lot lines.

STAFF RECOMMENDATION:

The Director of Planning recommends approval of this plat.

LETTER OF CERTIFICATION

DATE: Dec 17, 1981

SUBDIVISION: Tres Cinco #1 (Comending)

TO: Pape & Dawson Engineering
9310 Broadway
San Antonio, Tx. 78217

Gentlemen:

The required data for Streets, Storm Drainage, Sanitary Sewer, Traffic, and Texas Plane Coordinates for the above subdivision has been received as required by Section 36-24.1 of the Subdivision Ordinance and approved by this department.

Improvements () (are not) required.

Sewer Fee () (is not) required.


James H. Acosta, P.E.
CITY ENGINEER

RVN: 

September 9, 1981

OFFICIAL MINUTES

1. The Planning Commission of the City of San Antonio met in regular session in the Council Chambers of City Hall, San Antonio, Texas on September 9, 1981.

2. The meeting was called to order by the Chairman at 2:00 p.m. and the roll was called by the Secretary.

PRESENT: Dodds, Hufford, Cortez, Martinez, Jones, Swann
ABSENT: Bender, Anaya, Kaiser

There was a quorum.

3. 2:00 P.M. - Public Hearing for:

Plat #81-115 Delicrent Subdivision
Plat #81-121 Lackland City Townhouses Subdivision Unit-182

The hearing was declared open by the Chairman at 2:03 p.m. No citizens appeared to address the Commission whereupon the Chairman closed the hearing.

4. The Commission then considered the Consent Agenda which consisted of the following items:

Plat #81-115 Delicrent Subdivision
Plat #81-125 Benedict Subdivision
Plat #81-111 The Haene Subdivision
Plat #81-117 Crow-Birnbaum Subdivision

Special Projects

1. A request for Median Modification - Medical Drive.
2. A request for Babcock Road Median Opening: John Smith to Wurzbach.
3. A request for concurrence to close and quietclaim Newton Alley, also known as Lot A-19, NCB 172.

Approval was moved by Martinez and seconded by Jones.

AYES: Martinez, Jones, Hufford, Swann, Cortez, Dodds
NAYS: None
ABSENT: Anaya, Kaiser, Bender

THE MOTION CARRIED.

(Background information on these items is attached to these minutes and incorporated herein.)

5. The Commission then considered the following plat and request for variance pertaining thereto:

Plat #81-319 Sunrise Subdivision Unit-1

Approval was moved by Martinez and seconded by Jones.

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

6. The Commission then considered the following plat and a request for variance pertaining thereto:

Plat #81-321 Lackland City Townhouses Subdivision Unit-182

Approval was moved by Martinez and seconded by Hufford.

AYES: Martinez, Hufford, Jones, Swann, Cortez, Dodds
NAYS: None
ABSENT: Kaiser, Anaya, Bender

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

7. The Commission then considered the setting of a date and time for a public hearing for the following replats:

Plat #81-321 Vista Del Norte Subdivision
Plat #81-334 McClellan Plaza No. 1 Subdivision

The motion was made by Jones and seconded by Hufford that a public hearing be held on September 16, 1981 at 2:00 p.m.

AYES: Jones, Hufford, Martinez, Swann, Cortez, Dodds
NAYS: None
ABSENT: Kaiser, Anaya, Bender

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

8. The Commission then considered a request for variance: Lackland City Unit-166 (File #542-A). The Director of Planning recommended that the variance be approved with the condition that the applicant submit current cost estimates, a new performance agreement, and a new performance guarantee to staff within thirty days of Commission action.

Approval was moved by Jones and seconded by Swann subject to the conditions recommended by staff.

AYES: Jones, Swann, Hufford, Martinez, Cortez, Dodds
NAYS: None
ABSENT: Anaya, Kaiser, Bender

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

9. The Commission then considered the setting of a date and time for a public hearing to an increase in Plat Filing Fees. The Chairman recommended that the public hearing be scheduled for September 16, 1981 at 2:00 p.m.

Approval was moved by Swann and seconded by Martinez.

AYES: Swann, Martinez, Hufford, Jones, Cortez, Dodds
NAYS: None
ABSENT: Bender, Anaya, Kaiser

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

10. The Commission was then briefed on an Industrial District Designation by Mr. Bob Croyder, Economic Development Coordinator, Department of Economic and Employment Development. He stated that a formal presentation and final documentation will be brought to the Commission on September 23, 1981.

11. The Commission then considered rescinding action on the following approved plat:

Plat #81-111 Tres Cinco Unit-1 Subdivision

Approval was moved by Martinez and seconded by Jones.

Swann disqualified himself from participation in this item.

AYES: Martinez, Jones, Hufford, Cortez, Dodds
NAYS: None
ABSTAIN: Swann
ABSENT: Kaiser, Bender, Anaya

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

12. The Commission then considered the following plat:

Plat #81-127 Tres Cinco Subdivision Unit-1

Approval was moved by Martinez and seconded by Jones, as recommended by Staff.

Swann disqualified himself from participation in this item.

AYES: Martinez, Jones, Hufford, Cortez, Dodds
NAYS: None
ABSTAIN: Swann
ABSENT: Kaiser, Anaya, Bender

THE MOTION CARRIED.

The Commission expressed a consensus that 86 feet of right-of-way be provided in the Tres Cinco Unit-1 and subsequent units.

(Background information on this item is attached to these minutes and incorporated herein.)

13. The Commission was briefed on the Randolph Region Transportation Plan by Mr. Al Eisensmeyer, Department of Planning and Ms. Lisa Hooks, Department of Highways and Transportation. The Commission will take formal action next week.

14. The Commission then proceeded to elect a Vice-Chairman. Hufford was nominated by Jones and seconded by Cortez. There were no other nominations.

AYES: Jones, Cortez, Martinez, Swann, Dicks
NAYS: None
ABSTAIN: Hufford
ABSENT: Bender, Kaiser, Anaya

THE MOTION CARRIED.

15. The Commission then received reports from the Committee Chairmen:

Martinez (Missions Ad-Hoc Committee) reported that the Committee met today to discuss the final briefing pertaining to a public hearing on the annexation of the area south of Mission Espada. During this meeting a presentation was made on the four areas of the planning, zoning and the ultimate annexation discussion of the 500 acres south of Mission Espada. Time frames have been set for a briefing to the Zoning Commission for September 22, 1981 and a briefing to the Planning Commission for September 23, 1981. The public hearing has been set for October 7, 1981.

Jones (Zoning Regulations Committee) reported that the Committee will meet on Monday, September 14, 1981.

Dicks (Drainage Task Force) reported that the Committee will not meet as scheduled. The Chairman also informed the Commission that the DTF Committee had met yesterday and is now moving ahead.

16. Mr. Canaripa, Assistant Director of Planning informed the Commission that a copy of the agenda for the Tenth Annual Short Course for the Planning and Zoning Commissioners was included in their packet. He asked the Commission for an indication of members planning to attend.

17. The Minutes of the Meeting of August 19, 1981 were approved with minor corrections.

18. The Commission then recessed to reconvene in the "B" Room for the Work Session. The Commission was briefed on the Plat Filing Fees and the Annual Transportation Plan.

19. There being no further business, the meeting was adjourned at 4:25 p.m.

APPROVED:

William J. Dicks
William J. Dicks, Chairman

ATTEST:

Donald Swann
Executive Secretary

AGENDA NO. 5-16

CONSIDERATION OF SCHEDULED SUBDIVISION PLATS

SEP 9 1981

September 9, 1981

PUBLIC HEARING

81-315 2:00 Dellcrest Subdivision
81-323 2:00 Lackland City Townhouses Subdivision Unit-182

CONSENT AGENDA

81-315 Dellcrest Subdivision
Along the northeast R.O.W. line of Willenbrock Avenue, 50.00'
north of its intersection with Rigsby Avenue (U.S. Hwy. No. 87)
81-325 Benedict Subdivision
Southwest of the intersection of E. Southcross Blvd. and
Clubview Dr.
81-331 The Haese Subdivision
Along the south R.O.W. line of Rice Road, east of its
intersection with Diane Road.
81-337 Crow-Birnbaum Subdivision
Northwest corner of the intersection of I.H. 10 and Wurzbach
Road.

INDIVIDUAL CONSIDERATION

81-319 Sunrise Subdivision Unit-1
Along the northwest R.O.W. line of the cul-de-sac street of
Coldsprings Drive.
81-323 Lackland City Townhouses Subdivision Unit-182
South of the intersection of Vale Dr. and Ashmore Dr.

CONSIDERATION OF RESCINDING ACTION OF AN APPROVED PLAT

80-333 Tres Cinco Unit-1 Subdivision
To the northeast and northwest of Tezel Road at the intersection
of Braun Road.

CONSIDERATION OF INDIVIDUAL PLAT

81-327 Tres Cinco Subdivision Unit-1
To the northeast and northwest of Tezel Road at the intersection
of Braun Road.

CONSIDERATION OF SETTING A PUBLIC HEARING DATE AND TIME FOR REPLATS OF:

- 81-321 Vista Del Norte Subdivision Unit-5
Along the west R.O.W. line of Vista Del Norte, south of
its intersection with Blanco Road.
- 81-334 McCreless Plaza No. 1 Subdivision
Southeast corner of the intersection of S. New Braunfels and
Fair Avenue.

AGENDA NO. 27

August 17, 1983 SEP 7 1983

OFFICIAL MINUTES

1. The Planning Commission of the City of San Antonio met in regular session in the Council Chambers of City Hall, San Antonio, Texas on August 17, 1983.

2. The meeting was called to order by the Chairman at 2:00 p.m. and the roll was called by the Secretary.

PRESENT: Kaiser, Martinez, Anaya, Hifford, Sanchez, Bender
ABSENT: Cortez, Jones, Swann

There was a quorum.

3. 2:00 P.M. - Public Hearing on:

83-312 Valley-Hi Assembly of God Subdivision
83-314 The Woods of Shavano Subdivision

83-01-7 Mayfield Park Subdivision (Involving Notification)

The hearing was declared open by the Chairman at 2:00 p.m. No citizens appeared to address the Commission whereupon the Chairman closed the hearing.

4. 2:00 P.M. - Public Hearing on:

Horizon Hill - Planned Unit Development - Preliminary Plan

The hearing was declared open by the Chairman at 2:05 p.m. No citizens appeared to address the Commission whereupon the Chairman closed the hearing.

The Director of Planning recommended approval of the Preliminary Plan.

The Motion was made by Martinez and seconded by Hifford, to approve the Preliminary Plan for Horizon Hill Planned Unit Development.

AYES: Martinez, Hifford, Bender, Sanchez, Anaya, Kaiser
NAYS: None
ABSENT: Cortez, Jones, Swann

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

5. The Commission then considered the Consent Agenda which consisted of:

83-294 Industry East, Unit-1 Subdivision
83-312 Valley-Hi Assembly of God Subdivision
83-314 The Woods of Shavano Subdivision Unit-18
83-324 Westchase Subdivision Unit-4

83-329 Industrial Park Ten East Subdivision
83-331 Cinnamon Creek Subdivision Unit-8
83-334 Northwestern Plaza Subdivision

Vacating Declarations and Plats:

83-315 De Zavala 10-A Subdivision
83-318 Hollywood Park Unit-9B Subdivision

Setting a Public Hearing for August 24, 1983 at 2:00 p.m. for replats of:

83-330 Northampton at the Gatsby Subdivision
83-333 Roanoke Subdivision

Special Project:

A request to close and quitclaim a portion of Ledgestone Drive between Pipestone and City Public Service Board right-of-way between Lot 12, NCB 14816 and NCB 14822. Petitioner: Jesse M. Manchaca, etux. (S.P. #83-37-12).

The Director of Planning recommended approval of the Consent Agenda.

Approval was moved by Martinez and seconded by Sanchez.

AYES: Martinez, Sanchez, Bender, Jones, Hifford, Anaya, Kaiser
NAYS: None
ABSENT: Cortez, Swann

THE MOTION CARRIED.

(Background information on these items are attached to these minutes and incorporated herein.)

5. The Commission the considered the following plat and request for variance to the provisions of Sec. 36-11(a) regarding alley width:

83-327 Kingswood Subdivision

The Director of Planning recommended approval of the variance and plat.

Approval was moved by Martinez and seconded by Jones.

AYES: Martinez, Jones, Bender, Sanchez, Hifford, Anaya, Kaiser
NAYS: None
ABSENT: Cortez, Swann

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

6. The Commission then considered the following plat and request for variance to the provisions of Sec. 36-10(C) regarding a necessary street projection/stub-out:

83-161 Country View Unit-4B Subdivision

Mr. Fernando Cuellar, Principal Planner, informed the Commission that after several meetings with the developer, the developer and staff have agreed to provide the street stub-out. He further stated that the developer's engineer cannot accomplish the necessary changes to the plat in less than 5 to 6 weeks. Therefore, staff recommended that the Commission approve plat and variance with the condition that within 90 days a replat be provided to convert lot to a street stub-out.

The Motion was made by Anaya and seconded by Sanchez, that the plat and variance be approved with the condition as recommended by staff.

Bender and Martinez disqualified themselves from participation in this item.

AYES: Anaya, Sanchez, Jones, Hufford, Kaiser
NAYS: None
ABSTAIN: Martinez, Bender
ABSENT: Cortez, Swann

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

7. The Commission then considered an Add-On Item which consisted of setting a public hearing for August 24, 1983 at 2:00 p.m. for the replat of:

83-321 Hollycrest Subdivision (Part 2)

Approval was moved by Martinez and seconded by Bender.

AYES: Martinez, Bender, Jones, Sanchez, Hufford, Anaya, Kaiser
NAYS: None
ABSENT: Cortez, Swann

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

8. The Commission then considered an Add-On Item which consisted of the following plat and request for variance to the provisions of Sec. 36-11(a) regarding alley width and Sec. 36-24.1B(3)(d) regarding required data pertaining to complete plans and specifications showing construction details:

83-328 Tower Hill Subdivision

The Director of Planning recommended approval of the variances and plat.

Approval was moved by Martinez and seconded by Anaya.

AYES: Martinez, Anaya, Bender, Jones, Sanchez, Hufford, Kaiser
NAYS: None
ABSENT: Cortez, Swann

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

9. The Commission then considered a Add-On Item which consisted of the Final Planned Unit Development Plan and Plat of:

83-326 Canterbury Hill Subdivision - Planned Unit Development

The Director of Planning recommended approval of the Planned Unit Development Plan and plat.

Bender disqualified himself from participation in this item.

Approval was moved by Martinez and seconded by Sanchez.

AYES: Martinez, Sanchez, Jones, Hufford, Anaya, Kaiser
NAYS: None
ABSENT: Cortez, Swann

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

10. The Commission then considered the setting of a date and time for a public hearing on the Planned Residential Development Ordinance and Implementing Amendments to Chapter 36.

The Motion was made by Jones and seconded by Martinez, that the public hearing be held on August 31, 1983 at 2:00 p.m.

AYES: Jones, Martinez, Bender, Sanchez, Hufford, Anaya, Kaiser
NAYS: None
ABSENT: Cortez, Swann

THE MOTION CARRIED.

(Background information on this item is attached to these minutes and incorporated herein.)

11. The Minutes of the Meetings of July 6, and July 13, 1983 were approved as submitted.

12. The Commission then received reports from the Committee Chairmen:

Martinez (Subdivision Regulations Committee) reported that the Committee is scheduled to meet Tuesday, August 23, 1983 at 8:30 a.m. to review the Flood Plain Ordinance.

13. The Director of Planning asked for some direction pertaining to an alignment of a thoroughfare relating to the Tres Cinco Subdivision and the alignment of Tetzell Road.

There was a consensus by the Commission to proceed.

Mr. Lozano informed the Commission that staff had scheduled the item pertaining to the Water Policy presentation to City Council for "A" Session on August 25, 1983.

14. The Commission then recessed to reconvene in the "B" Room for the Work Session. The Commission directed staff to prepare a list of builders, developers and planners to contact and invite them to attend a meeting pertaining to the construction of thoroughfares.

The Director of Planning briefed the Commission on the proposed Budget for the Planning Department.

15. There being no further business, the meeting was adjourned at 4:30 p.m.

APPROVED:

Joseph R. Kaiser, Chairman

ATTEST:

Executive Secretary

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date	5/7/85	Job No.	1619.70
Attention	ROY RAMOS		
Re:	BRAUN OAKS		

TO PLANNING

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
2			PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

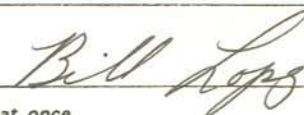
☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

As per Tele. conversation with John Krauss

COPY TO _____

SIGNED



If enclosures are not as noted, kindly notify us at once.

.PA
.RE VIDEO DUMP

Select: next edit delete find add print cut

-- TABLE INQUIRY 'extensions' --

TIME EXTENSIONS	

SUBDIVISION NAME	: [BRAUN OAKS SUBDIVISION UNIT-2_____]
FILE NUMBER	: [83-268_____]
PLAT APPROVAL	: [83/14/09_____]
1ST. EXTENSION	: [86/20/08 APPROVED A 3 YRS. TIME EXT._____]
2ND. EXTENSION	: [89/23/08 APPROVED A 2 YR. TIME EXT._____]
3RD. EXTENSION	: [91/28/08 APPROVED A 3 YR. TIME EXT._____]
4TH. EXTENSION	: [_____]
APPLICANT	: [N.W. DEV. JOINT VENTURE/ ROBT. L. CRAIG.]
IMPROVEMENTS	: [SIDEWALKS_____]
COMMENTS	: [ORIGINALLY = 106 LOTS_____]
	: [COMPLETED = 57 LOTS_____]
	: [COMPLETED = 26 LOTS_____]
	: [COMPLETED = 6 LOTS_____]
	: [REMAINING = 17 LOTS (RECORDED PLAT)_____]

.PA
.RE VIDEO DUMP

Select: next edit delete find add print cut

-- TABLE INQUIRY 'extensions' --

TIME EXTENSIONS	

SUBDIVISION NAME	: [BRAUN OAKS SUBDIVISION UNIT-4_____]
FILE NUMBER	: [86-183_____]
PLAT APPROVAL	: [86/28/05_____]
1ST. EXTENSION	: [89/20/04 APPROVED A 3 YR. TIME EXT._____]
2ND. EXTENSION	: [92/08/04 APPROVED A 2 YR. TIME EXT._____]
3RD. EXTENSION	: [_____]
4TH. EXTENSION	: [_____]
APPLICANT	: [SMITH'S BETTER HOMES/ JERRY W. SMITH_____]
IMPROVEMENTS	: [SIDEWALKS. ORIGINALLY = 57 LOTS_____]
COMMENTS	: [COMPLETED = 18 LOTS_____]
	: [REMAINING = 39 LOTS_____]
	: [COMPLETED = 26 LOTS_____]
	: [REMAINING = 13 LOTS_____]
	: [(RECORDED PLAT)_____]

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date	3/27/85	Job No.	1619-60
Attention	Eddie Guzman		
Re:	BRAUN OAKS UNIT 3		

TO PLANNING

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5	3/27/85	1	P.O.A. D.P.

THESE ARE TRANSMITTED as checked below:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 ____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS _____

COPY TO Jerry Smith

SIGNED Steven Widacki

PAPE-DAWSON
CIVIL & ENVIRONMENTAL ENGINEERS

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

RECEIVED

Date	5/6/85	Job No.	1619.70
Attention	Roy Ramos		
Re: PM	2:33		
DEPT. OF	PLANNING		
CURRENT	Branch Oaks V-3		
SECTION			

1985 MAY

DEPT. OF
CURRENT
SECTION

TO

PLANNING

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
3		1	P.O.A.D.P.

THESE ARE TRANSMITTED as checked below:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
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| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 ____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS

Roy-

The P.O.A.D.P. has been revised to show two cul-de-sacs on what had previously been a through street.

COPY TO

Jerry Smith, Sr.

SIGNED

Steven Widacki